



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:** Monday, June 22, 2015

**Time:** 4:00 p.m.

**Place:** Anderson Room  
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

## RICHMOND OLYMPIC OVAL CORPORATION

### 1. UNANIMOUS CONSENT RESOLUTIONS OF THE SHAREHOLDER OF RICHMOND OLYMPIC OVAL CORPORATION

(File Ref. No.: 06-2050-20-ROO) (REDMS No. 4604056)

CNCL-5

See Page CNCL-5 for AGM Material

CNCL-31

See Page CNCL-31 for ROO 2014 Annual Report

### RESOLVED THAT:

- (1) *the Shareholder acknowledges and confirms the previous receipt of financial statement of the Company for the period from January 1, 2014 to December 31, 2014, together with the auditor's report on such financial statements, which financial statements were approved by the company's board of directors on April 28, 2015 and presented to the Shareholder at the Finance Committee meeting of Richmond City Council on May 4, 2015;*
- (2) *the Shareholder acknowledges that the following directors are currently serving a 2 year term and will continue to serve as directors for the coming year:*

CNCL – 1  
(Special)

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Monday, June 22, 2015

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Name

*Linda Sanderson*

*Umendra Mital*

*Victor John Farmer*

- (3) *in accordance with Article 14.1 of the Company's Articles, the following persons, each of whom has consented in writing to act as director, are hereby elected as directors of the Company, to hold office for the term ending immediately prior to the election or appointment of directors at the annual general meeting of the Company held in the year set out opposite their name below:*

<u>Name</u>	<u>Term</u>
<i>Edward Michael O'Brien</i>	<i>2017</i>
<i>Dennis Skulsky</i>	<i>2017</i>
<i>George Duncan</i>	<i>2017</i>
<i>Moray Keith</i>	<i>2017</i>

- (4) *KPMG LLP be appointed as auditors of the company until the next annual reference date of the Company or until a successor is appointed, at a remuneration to be fixed by the directors;*
- (5) *the 2014 Annual Report of the Company is hereby received; and*
- (6) *June 22, 2015 be and is hereby selected as the annual reference date for the Company for its current annual reference period.*



**LULU ISLAND ENERGY COMPANY LTD.**

2. **UNANIMOUS CONSENT RESOLUTIONS OF THE SHAREHOLDER OF LULU ISLAND ENERGY COMPANY LTD.**

(File Ref. No.: 03-1000-23-005) (REDMS No. 4572574)

**CNCL-77**

See Page **CNCL-77** for AGM Material

**CNCL-83**

See Page **CNCL-83** for LIEC 2014 Annual Report

**RESOLVED THAT:**

- (1) *the financial statements of the Company for the period ended December 31, 2014, and the report of the auditors thereon, are hereby approved;*

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- (2) *all lawful acts, contracts, proceedings, appointments and payments of money by the directors of the Company since the last annual reference date of the Company, and which have previously been disclosed to the shareholder, are hereby adopted, ratified and confirmed;*
- (3) *the number of directors of the Company is hereby fixed at 5;*
- (4) *the following persons, each of whom has consented in writing to act as a director, are hereby elected as directors of the Company, to hold office until the next annual general meeting of the Company or unanimous resolutions consented to in lieu of holding an annual general meeting, or until their successors are appointed:*

*Cecilia Maria Achiam*

*Jerry Ming Chong*

*George Duncan*

*Robert Gonzalez*

*John David Irving*

- (5) *KPMG LLP be appointed as auditors of the Company until the next annual reference date of the Company or until a successor is appointed, at a remuneration to be fixed by the directors;*
- (6) *April 30, 2015 is hereby selected as the annual reference date for the Company for its current annual reference period; and*
- (7) *as special resolutions, subject to the Company's receipt of the written consent of the Inspector of Municipalities as required under Article 9.5 of the Articles of the Company:*
  - (a) *the Articles of the Company be amended by deleting Article 11.3 and substituting therefor the following as a new Article 11.3:*

*“11.3 Preparation and disclosure of financial statements*

*The Company's fiscal year end will be December 31 and the Company will appoint an auditor and have audited financial statements prepared as at each fiscal year end. The Company will present, annually at an open meeting of the City of Richmond council, the financial statements of the Company, including the report of the Company's auditor on those financial statements, as presented to the annual general meeting of the Company, within 150 days of the Company's fiscal year end. The Company will also hold an annual information meeting open to the public, at which the Company will present, or make available for inspection, the audited financial statements for the previous fiscal year.”*

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- (b) *the above-described alterations made to the Company's Articles shall take effect upon deposit of this resolution at the Company's records office.*



**FINANCE AND CORPORATE SERVICES DIVISION**

3. **BUSINESS LICENCE REFUSAL RECONSIDERATION**

(File Ref. No.) (REDMS No. 4453794 v. 2)

CNCL-112

See Page CNCL-112 for full report

**STAFF RECOMMENDATION**

*That Council uphold the decision to refuse the application from 0806352 B.C. Ltd. to relocate its Food Service Establishment business licence to Unit 110-4020 Bayview Street.*



**ADJOURNMENT**



David Weber  
Corporate Officer



# City of Richmond

## Memorandum Administration

**To:** Mayor and Councillors ("the Shareholder")  
**From:** George Duncan  
Chief Administrative Officer  
President & CEO  
Richmond Olympic Oval Corporation  
**Date:** June 11, 2015  
**File:** 01-0060-20-ROVA1/2015-  
Vol 01  
**Re:** Notice to the Shareholder of the 2015 AGM of Richmond Olympic Oval Corporation

Attached herein are the agenda items for the AGM of the Richmond Olympic Oval Corporation to be held on June 22, 2015 adjacent to Council meeting at the Richmond City Hall.

- Appendix A - Notice of AGM, to be sent at least 10 days prior to the AGM to:
- the City;
  - each member of the Board; and
  - the auditors
- Appendix B - 2014 Audited Financial Statements
- Appendix C - Consent Resolutions of the Shareholder, consenting to the resolutions required to be passed at the AGM, including:
- The appointment of Directors
  - The appointment of Auditors
- Appendix D - Notice of Appointment of Auditor
- Appendix E - 2014 Annual Report

George Duncan  
Chief Administrative Officer

GD:lc  
Att. 5

**APPENDIX A**

**RICHMOND OLYMPIC OVAL CORPORATION**

**Notice of Annual General Meeting**

**Notice of Annual General Meeting**

**NOTICE IS HEREBY GIVEN THAT** the Annual General Meeting of the Shareholder of:

Richmond Olympic Oval Corporation  
(the "**Corporation**")

will be held on June 22, 2015 adjacent to Council meeting at the Richmond City Hall, 6911 No. 3 Road, Richmond, British Columbia for the following purposes:

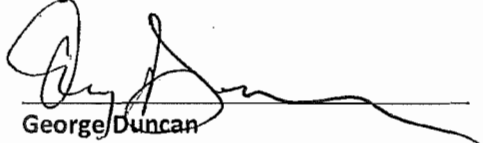
1. to acknowledge and confirm previous receipt of the audited financial statements of the Corporation for the fiscal year ended December 31, 2014 and the report of the auditors thereon;
2. to elect directors to the board of directors of the Corporation (the "**Board**");
3. to appoint auditors of the Corporation for the 2015 fiscal year and to authorize the Board to fix the auditors' remuneration;
4. to acknowledge and confirm previous receipt of the Corporation's 2014 Annual Report; and
5. to transact such other business as may be properly brought before the meeting.

The board of directors of the Corporation has fixed the close of business on June 22, 2015 as the record date for determining the names of the shareholders who are entitled to vote at the meeting.

The audited financial statements of the Corporation for the period from January 1, 2014 to December 31, 2014 and the report of the auditors thereon are attached to this Notice of Annual General Meeting.

Dated this 22 day of may, 2015.

On behalf of the Board of Directors

  
George Duncan  
President & CEO

**APPENDIX B**

**RICHMOND OLYMPIC OVAL CORPORATION**

**2014 Audited Financial Statements**



Consolidated Financial Statements of

**RICHMOND OLYMPIC OVAL  
CORPORATION**

Year ended December 31, 2014



**KPMG LLP**  
**Chartered Accountants**  
Metrotower II  
Suite 2400 – 4720 Kingsway  
Burnaby BC V5H 4N2  
Canada

Telephone (604) 527-3600  
Fax (604) 527-3636  
Internet [www.kpmg.ca](http://www.kpmg.ca)

## **INDEPENDENT AUDITORS' REPORT**

To the Shareholder of Richmond Olympic Oval Corporation

We have audited the accompanying consolidated financial statements of Richmond Olympic Oval Corporation, which comprise the consolidated statement of financial position as at December 31, 2014, the consolidated statements of operations, consolidated changes in net financial assets and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditors' Responsibility*

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform an audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained in our audit is sufficient and appropriate to provide a basis for our audit opinion.



*Opinion*

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of Richmond Olympic Oval Corporation as at December 31, 2014 and its results of operations, its changes in net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

*KPMG LLP*

Chartered Accountants

April 28, 2015

Burnaby, Canada

# RICHMOND OLYMPIC OVAL CORPORATION

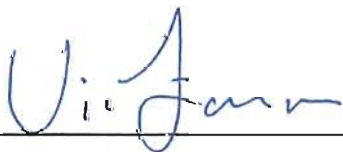
## Consolidated Statement of Financial Position

December 31, 2014, with comparative information for 2013

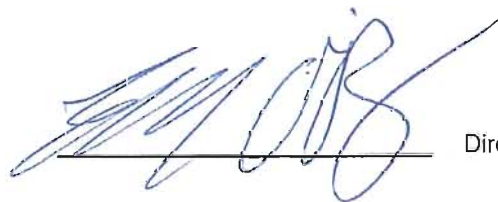
	2014	2013
<b>Financial Assets</b>		
Cash	\$ 1,616,338	\$ 1,963,267
Investments (note 3)	8,677,855	8,676,448
Accounts receivable	340,779	223,030
	10,634,972	10,862,745
<b>Financial Liabilities</b>		
Accounts payable and accrued liabilities	2,587,430	1,692,492
Deferred revenue (note 6)	4,316,354	2,824,218
Due to City of Richmond (note 7)	166,413	532,415
Rental deposits	9,263	9,263
	7,079,460	5,058,388
Net financial assets	3,555,512	5,804,357
<b>Non-Financial Assets</b>		
Tangible capital assets (note 8)	7,075,748	2,663,644
Deferred lease costs (note 9)	155,250	141,665
Inventories of supplies	81,535	1,755
Prepaid expenses and other deposits	850,325	426,251
	8,162,858	3,233,315
Economic dependence (note 14)		
Accumulated surplus (note 10)	\$ 11,718,370	\$ 9,037,672

See accompanying notes to financial statements.

Approved on behalf of the Board:



Director



Director

# RICHMOND OLYMPIC OVAL CORPORATION

## Consolidated Statement of Operations

For the year ended December 31, 2014

	2014 Budget (note 2(j))	2014	2013
Revenue:			
2010 Games Operating Trust Fund (note 5)	\$ 2,200,000	\$ 2,270,900	\$ 2,823,239
Contribution from City of Richmond (note 12)	3,208,000	3,207,600	3,574,700
Memberships, admissions and programs	6,421,758	6,877,930	6,568,014
Other	1,310,830	1,412,922	1,235,038
	13,140,588	13,769,352	14,200,991
Expenses:			
Salaries and benefits	7,177,888	6,939,941	6,712,878
Utilities	1,050,000	900,555	1,002,566
Amortization	486,125	372,635	309,991
Supplies and equipment	631,450	794,399	618,349
Insurance	335,225	337,034	350,543
General and administration	894,253	675,819	642,501
Marketing and sponsorship	267,450	197,708	209,857
Program services	604,363	744,639	619,247
Professional fees	118,080	125,924	42,592
	11,564,834	11,088,654	10,508,524
Annual surplus	1,575,754	2,680,698	3,692,467
Accumulated surplus, beginning of year	9,037,672	9,037,672	5,345,205
Accumulated surplus, end of year	\$ 10,613,426	\$ 11,718,370	\$ 9,037,672

See accompanying notes to financial statements.

# **RICHMOND OLYMPIC OVAL CORPORATION**

## **Consolidated Statements of Changes in Net Financial Assets**

For the year ended December 31, 2014

	2014 Budget (note 2(j))	2014	2013
Annual surplus for the year	\$ 1,575,754	\$ 2,680,698	\$ 3,692,467
Acquisition of tangible capital assets	(2,872,465)	(4,784,739)	(2,279,138)
Amortization of tangible capital assets	486,125	372,635	309,991
	(2,386,340)	(4,412,104)	(1,969,147)
Amortization of deferred lease costs	-	17,932	17,711
Acquisition of inventory of supplies	-	(80,560)	(1,390)
Increase in prepaid expenses	-	(1,309,901)	(582,833)
Consumption of Inventory	-	780	2,143
Use of prepaid expenses and other deposits	-	885,827	585,536
Additions of deferred leasing costs	-	(31,517)	(38,190)
Change in net financial assets	(810,586)	(2,248,845)	1,706,297
Net assets, beginning of year	5,804,357	5,804,357	4,098,060
Net financial assets, end of year	\$ 4,993,771	\$ 3,555,512	\$ 5,804,357

See accompanying notes to financial statements.

# RICHMOND OLYMPIC OVAL CORPORATION

## Consolidated Statements of Cash Flows

For the year ended December 31, 2014 and 2013

	2014	2013
Cash provided by (used in):		
Operations:		
Annual surplus	\$ 2,680,698	\$ 3,692,467
Items not involving cash:		
Amortization of tangible capital assets	372,635	309,991
Amortization of deferred lease costs	17,932	17,711
Changes in non-cash operating working capital:		
Accounts receivable	(117,749)	167,051
Deferred lease costs	(31,517)	(38,190)
Inventory	(79,780)	753
Prepaid expenses and other deposits	(424,074)	2,703
Accounts payable and accrued liabilities	894,938	740,276
Deferred revenue	1,492,136	506,848
Due to the City of Richmond	(366,002)	665,047
	4,439,217	6,064,657
Capital activities:		
Cash used to acquire tangible capital assets	(4,784,739)	(2,279,138)
Investing activities		
Purchase of investments	(1,407)	(3,871,085)
Financing activities:		
Repayment of obligations under capital leases	-	(8,491)
Increase in rental deposits	-	3,750
	-	(4,741)
Decrease in cash	(346,929)	(90,307)
Cash, beginning of year	1,963,267	2,053,574
Cash, end of year	\$ 1,616,338	\$ 1,963,267

See accompanying notes to financial statements.

# **RICHMOND OLYMPIC OVAL CORPORATION**

## Notes to Financial Statements

For the year ended December 31, 2014

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### **1. Incorporation and nature of business:**

The Richmond Olympic Oval Corporation (the "Corporation") was incorporated on June 16, 2008 under the Business Corporations Act of British Columbia as a municipal corporation wholly-owned by the City of Richmond (the "City"). The business of the Corporation is to use the Richmond Olympic Oval facility (the "Oval") to provide a venue for a wide range of sports, business and community activities, including, but not limited to, being the long-track speed skating venue for the 2010 Olympic and Paralympic Winter Games (the "Games").

### **2. Significant accounting policies:**

#### **(a) Basis of presentation:**

These financial statements have been prepared in accordance with Canadian generally accepted accounting principles (GAAP) as prescribed by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada.

The consolidated financial statements include the accounts of all the funds of the Corporation and the Corporation's 50% proportionate share of operations of VROX Sport Simulation Ltd (VROX). VROX is a government partnership established to develop, manufacture and sell sport simulators to the Corporation and third party customers.

#### **(b) Investment in government partnership**

Government partnerships are accounted for under the proportionate consolidation method, where the Corporation's share of the partnership is accounted for on a line-by-line basis on the financial statements.

#### **(c) Revenue recognition:**

Memberships, admissions and programs fees are recorded as revenue in the period that the services are rendered, with any unearned portion recorded as deferred revenue. Annual distributable amounts and trust income amounts are recognized as revenue when the amounts are approved by 2010 Games Operating Trust (note 5) and when the related operating expenses and capital maintenance costs of the Oval are incurred.

Sponsorship revenues are deferred and amortized to revenue over the term of sponsorship agreements.

Restricted contributions are deferred and recognized as revenue when the resources are used for the purposes specified by the related agreement.

#### **(d) Financial instruments:**

Financial instruments are initially classified upon initial recognition as a fair value or amortized cost instrument. The Corporation holds financial instruments consisting of accounts receivables and term deposits that mature within one year. Due to the short-term nature of these assets, their fair values approximate book value.

The Corporation does not have any financial instruments required or elected to be subsequently recorded at fair value.



# **RICHMOND OLYMPIC OVAL CORPORATION**

Notes to Financial Statements (continued)

For the year ended December 31, 2014

## **2. Significant accounting policies (continued):**

### **(e) Non-financial assets:**

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

### **(f) Capital assets:**

#### **(i) Tangible capital assets:**

Tangible capital assets are recorded at cost. Amortization is provided on a straight-line basis at rates that reflect estimates of the economic lives of the assets over the following periods:

Assets	Rate
Athletic equipment	5 years
Building improvements	5 years
Automobile	5 years
Facility equipment	3 years
Computer software and equipment	3 years
Uniforms, ice skates and helmets	3 years
Signage	3 years

Tenant improvements are amortized over the term of the lease.

#### **(ii) Impairment of tangible capital assets:**

Tangible capital assets are written down when conditions indicate that they no longer contribute to the Company's ability to provide goods and services, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value. The net write-downs are accounted for as expenses in the statement of operations.

#### **(iii) Deferred lease costs:**

The initial direct costs incurred in connection with leases of rental properties in the Oval are deferred and amortized over the initial term of the leases. Such costs include agent commissions, legal fees, and costs of negotiating the leases.

# **RICHMOND OLYMPIC OVAL CORPORATION**

Notes to Financial Statements (continued)

For the year ended December 31, 2014

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## **2. Significant accounting policies (continued):**

### **(g) Pension plan:**

The Corporation and its employees make contributions to the Municipal Pension Plan (the "Plan"). As the Plan is a multi-employer contributory defined benefit pension plan, these contributions are expensed as incurred.

### **(h) Income Taxes:**

The Corporation is not subject to income taxes as it is a municipal corporation wholly-owned by the City of Richmond.

### **(i) Functional and object reporting:**

The operations of the Corporation are comprised of a single function, which includes sports, fitness, and recreation. As a result, the expenses of the Corporation are presented by object in the statement of operations.

### **(j) Budget data:**

The budget data presented in these financial statements is based upon the 2014 budget approved by the Board of Directors on November 27, 2013.

### **(k) Use of estimates:**

The preparation of financial statements requires management to make estimates and assumptions that could affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Significant areas requiring the use of management estimates relate to the determination of valuation of accounts receivable, useful lives of tangible capital assets for amortization, and deferred lease costs. Actual results could differ from those estimates. The estimates are reviewed periodically and as adjustments become necessary, they are recorded in earnings in the year in which they become known.

### **(l) Government transfers:**

Restricted transfers from governments are deferred and recognized as revenue as the related expenditures are incurred or the stipulations in the related agreement are met. Unrestricted transfers are recognized as revenue when received or if the amount to be received can be reasonably estimated and collection is reasonably assured.

# RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements (continued)

For the year ended December 31, 2014

### 3. Investments:

Investments represent term deposits as follows:

Purchase Date	Maturity Date	2014	2013
October 30, 2013	February 27, 2014	\$ -	\$ 1,010,754
October 31, 2013	February 28, 2014	-	3,747,109
November 12, 2013	February 10, 2014	-	1,851,597
December 23, 2013	March 24, 2014	-	2,066,988
November 24, 2014	February 23, 2015	3,251,297	-
November 25, 2014	February 23, 2015	3,821,881	-
December 22, 2014	March 23, 2015	1,604,677	-
Total		\$ 8,677,855	\$ 8,676,448

The interest rate of the term deposits range from 1.80% to 1.90%.

### 4. Richmond Oval Agreement:

The Corporation is party to the Richmond Oval Agreement (the "Agreement") with the City, which had an effective date of July 1, 2008. The Agreement established the terms and conditions of the relationship between the City and the Corporation.

### 5. 2010 Games Operating Trust Fund:

On November 14, 2002, under the terms of the Multiparty Agreement for the Games, the Government of Canada and the Province of British Columbia agreed to establish the Legacy Endowment Fund (the "Fund") and to each contribute \$55 million. On March 31, 2004, under the terms of the 2010 Games Operating Trust Agreement, an irrevocable trust was created known as GOT and the 2010 Games Operating Trust Society (the "Society") became the trustee of the Fund. The purpose of the Fund is to fund operating expenses and capital maintenance costs of certain facilities created for the Games, specifically the Oval and the Whistler Sliding Centre and Nordic Centre, and to assist with the continued development of amateur sport in Canada. Subsequent to the formation of the Trust, the City, as owner of the Oval, became a beneficiary of the Trust and became responsible for complying with obligations set by the Trust and GOT in order to receive funding.

Effective December 31, 2007:

- (a) the GOT Board divided the Fund into three funds: the Speed Skating Oval Fund; the Whistler Sliding Centre and Nordic Centre Fund, and the Contingency Fund; and
- (b) the GOT Board divided the capital and any accumulated but undistributed income of the Fund as follows: Speed Skating Oval Fund (40%), Whistler Sliding Centre and Nordic Centre Fund (40%), and the Contingency Fund (20%).

# RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements (continued)

For the year ended December 31, 2014

## 5. 2010 Games Operating Trust Fund (continued):

Effective April 21, 2009, the City entered into an agreement with VANOC. The agreement details the terms and conditions to which the City is required to adhere in order to receive funding from GOT. Effective September 1, 2011 VANOC assigned the agreement to the Society.

Funds from GOT are paid to the City first and the City distributes the funds to the Corporation.

Revenue from GOT is comprised of:

	2014	2013
2013 annual distributable amount approved and received in 2014	\$ 2,270,900	\$ -
2012 annual distributable amount approved and received in 2013	-	2,823,239
	<u>\$ 2,270,900</u>	<u>\$ 2,823,239</u>

## 6. Deferred revenue:

	2014	2013
Balance, beginning of year	\$ 2,824,218	\$ 2,317,370
Add: additions	9,782,988	8,309,900
Less: revenue recognized	(8,290,852)	(7,803,052)
Balance, end of year	<u>\$ 4,316,354</u>	<u>\$ 2,824,218</u>

Deferred revenue comprises of:

	2014	2013
Memberships and programs	\$ 993,972	\$ 1,008,067
Sponsorship fees	1,087,500	333,333
Sport Hosting funding (note 12(ii))	554,706	552,642
Richmond Olympic Experience (note 12(ii))	1,680,176	930,176
	<u>\$ 4,316,354</u>	<u>\$ 2,824,218</u>

## 7. Due to the City of Richmond:

The amount due to the City of Richmond arises in the normal course of business and is non-interest bearing with no stated repayment terms.

# RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements (continued)

For the year ended December 31, 2014

## 8. Tangible capital assets:

Cost	Balance at December 31, 2013	Additions	Balance at December 31, 2014
Athletic equipment	\$ 974,709	\$ 113,194	\$ 1,087,903
Automobile	23,158	-	23,158
Building improvements	119,600	168,506	288,106
Computer software and equipment	1,181,355	173,742	1,355,097
Facility equipment	190,162	124,513	314,675
Signage	43,884	8,695	52,579
Tenant improvements	16,979	48,750	65,729
Uniforms, ice skates, and helmets	146,344	7,312	153,656
Work in progress	1,978,095	4,140,027	6,118,122
	<b>\$ 4,674,286</b>	<b>\$ 4,784,739</b>	<b>\$ 9,459,025</b>

Accumulated Amortization	Balance at Dec 31, 2013	Amortization Expense	Balance at Dec 31, 2014
Athletic equipment	\$ 603,837	\$ 147,873	\$ 751,710
Automobile	15,825	4,632	20,457
Building improvements	27,304	41,589	68,893
Computer software and equipment	1,109,905	81,506	1,191,411
Facility equipment	71,040	73,865	144,905
Signage	41,791	2,457	44,248
Tenant improvements	16,855	6,718	23,573
Uniforms, ice skates, and helmets	124,085	13,995	138,080
	<b>\$ 2,010,642</b>	<b>\$ 372,635</b>	<b>\$ 2,383,277</b>

	Net book value December 31, 2014	Net book value December 31, 2013
Athletic equipment	\$ 336,193	\$ 370,872
Automobile	2,701	7,333
Building improvements	219,213	92,296
Computer software and equipment	163,686	71,450
Facility equipment	169,770	119,122
Signage	8,331	2,093
Tenant improvements	42,156	124
Uniforms, ice skates, and helmets	15,576	22,259
Work in progress	6,118,122	1,978,095
	<b>\$ 7,075,748</b>	<b>\$ 2,663,644</b>

# RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements (continued)

For the year ended December 31, 2014

## 8. Tangible capital assets (continued):

The Oval land and building complex and its major equipment components are the property of the City and are not recorded in these financial statements.

### (a) Work in progress

Work in progress, having a value of \$6,118,122 (2013 - \$1,978,095) have not been amortized. Amortization of these assets will commence when the asset is put into service.

### (b) Writedown of tangible capital assets

There was no write down of tangible capital assets during the year (2013 - nil).

## 9. Deferred lease costs:

	2014	2013
Balance, beginning of year	\$ 141,665	\$ 121,186
Add: additions	31,518	38,190
Less: amortization	(17,933)	(17,711)
Balance, end of year	\$ 155,250	\$ 141,665

## 10. Accumulated surplus:

Accumulated surplus is comprised of:

	2014	2013
Share Capital	\$ 1	\$ 1
Capital reserve	2,647,658	4,731,850
Other reserves/provisions	681,709	577,108
Operating surplus	1,313,254	1,065,070
Invested in tangible capital assets	7,075,748	2,663,643
	\$ 11,718,370	\$ 9,037,672

# **RICHMOND OLYMPIC OVAL CORPORATION**

Notes to Financial Statements (continued)

For the year ended December 31, 2014

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## **11. Financial risk management:**

The Corporation has exposure to the following risks from the use of financial instruments: credit risk, market risk, and liquidity risk. The Board of Directors ensures that the Corporation has identified its major risks and ensures that the management monitors and controls them.

### **a) Credit risk**

Credit risk is the risk of financial loss to the Corporation if a counterparty to a financial instrument fails to meet its contractual obligations. Such risks arise principally from certain financial assets held by the Corporation consisting of investments and account receivables. The Corporation assesses these financial assets on a continuous basis for any amounts that are not collectible or realizable.

It is management's opinion that the Corporation is not exposed to significant credit risk from its financial instruments.

### **b) Market risk**

Market risk are changes in market prices, such as interest rates, will affect the Corporation's income. The objective of market risk management is to control market risk exposures within acceptable parameters while optimizing the return of risk.

Interest rate risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in the market interest rate.

It is management's opinion that the Corporation is not exposed to significant market or interest rate risk from its financial instruments.

### **c) Liquidity risk**

Liquidity risks are the risk that the Corporation will not be able to meet its financial obligations as they come due. The Corporation manages liquidity risks by continually monitoring actual and forecasted cash flows from operations and anticipated investing and financing activities to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Corporation's reputation.

It is management's opinion that the Corporation is not exposed to significant liquidity risk.

# **RICHMOND OLYMPIC OVAL CORPORATION**

Notes to Financial Statements (continued)

For the year ended December 31, 2014

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## **12. Related party transactions:**

- (i) The Corporation leases the Oval from the City for \$1 annually.

Included in general and administration expenses are fees of \$132,788 to the City for the provision of city staff time in fiscal year 2014 (2013 - \$63,630).

In 2014, \$70,000 (2013 - \$70,000) of salaries and benefits expenses were charged to the City relating to the costs of the Corporation's staff time for services performed.

In accordance with the Agreement, the City will provide, for the first fifteen years of the term, financial support as agreed between the City and the Corporation from time to time; for the years 2010, 2011 and 2012 the annual financial support shall not be less than \$1.5 million per year indexed at the City of Vancouver's Consumer Price Index. After fifteen years, any financial assistance from the City will be determined by the City in its sole discretion. During 2014, the Corporation received a contribution from the City of \$3,207,600 (2013 - \$3,574,700). In 2013, \$430,000 of this contribution was for the Mezzanine Infill project, no further amounts were contributed for this project in 2014.

- (ii) Effective July 1, 2011, the Sport Hosting function of the City was transferred to the Corporation. This function is fully funded by the hotel tax. In 2014, \$400,000 (2013 - \$400,000) was transferred from the City to the Corporation as funding for the operations of that department. As at December 31, 2014, \$554,706 (2013 - \$552,642) was included in deferred revenue (note 6) and \$397,936 (2013 - \$355,137) was recognized in memberships, admissions, and programs on the statement of operations.

The Corporation also received \$500,000 from the hotel tax funding in 2014 (2013 - \$500,000) to be used to purchase capital assets related to the Richmond Olympic Experience project. In order to retain this funding, the Oval must maintain and operate the capital assets purchased with these funds over the life of the capital assets. On an annual basis, the Oval must provide a report to the City as to the use of the funds and the maintenance and operation of these capital assets. In addition, the Corporation received \$250,000 of grant funding from a third party that is also to go towards the purchase of capital assets related to the Richmond Olympic Experience project. Currently, \$1,680,176 (2013 - \$930,176) of the funds restricted for the purchase of capital assets for the Richmond Olympic Experience remains in deferred revenue and the revenue will be recognized over the life of the underlying assets once the project is complete.

- (iii) During the year, the Corporation made a deposit of \$485,000 to VROX for the purchase of sports simulators for the Richmond Olympic Experience project. This transaction is in the normal course of operations and is measured at the exchange amount, which is the amount of consideration established and agreed to by the Corporation and VROX.

The assets and liabilities of VROX as at December 31, 2014 were \$489,206 and \$609,965 respectively.



# **RICHMOND OLYMPIC OVAL CORPORATION**

Notes to Financial Statements (continued)

For the year ended December 31, 2014

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## **13. Pension plan:**

The Corporation and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trustee pension plan. The Plan's Board of Trustees, representing plan members and employers, is responsible for overseeing the management of the Plan, including the investment of the assets and administration of benefits. The Plan is a multi-employer contributory pension plan. Basic pension benefits provided are based on a formula. The Plan has about 182,000 active members and approximately 75,000 retired members. Active members include approximately 78 contributors from the Corporation.

Every three years an actuarial valuation is performed to assess the financial position of the Plan and the adequacy of Plan funding. The most recent valuation as at December 31, 2012 indicated an unfunded liability of \$1,370 million for basic pension benefits. The next actuarial valuation will be performed as at December 31, 2015 with results available in 2016. Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate with the result that there is no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the Plan.

The funding deficit noted above represents a deficit for the Plan as a whole. Management considers the Corporation's future contributions to the Plan not to be significant. During the current fiscal year, the Corporation paid \$338,471 (2013 - \$312,990) as employer contributions to the Pension Plan.

## **14. Economic dependence:**

The Corporation is economically dependent on receiving funding from GOT and the City.

**APPENDIX C**

**RICHMOND OLYMPIC OVAL CORPORATION**

**Unanimous Consent Resolutions of the Shareholder**

**UNANIMOUS CONSENT RESOLUTIONS OF THE SHAREHOLDER OF  
RICHMOND OLYMPIC OVAL CORPORATION**

(the "Company")  
(in lieu of the annual general meeting)

The undersigned, being the Shareholder of the Company entitled to vote at an annual general meeting, hereby consents to and adopts in writing the following resolutions:

**RESOLVED THAT:**

1. the Shareholder acknowledges and confirms the previous receipt of financial statements of the Company for the period from January 1, 2014 to December 31, 2014, together with the auditor's report on such financial statements, which financial statements were approved by the Company's board of directors on April 28, 2015 and presented to the Shareholder at the Finance Committee meeting of Richmond City Council on May 4, 2015;

2. The shareholder acknowledges that the following directors are currently serving a 2 year term and will continue to serve as directors for the coming year:

Name

Linda Sanderson  
Umendra Mital  
Victor John Farmer

3. in accordance with Article 14.1 of the Company's Articles, the following persons, each of whom has consented in writing to act as a director, are hereby elected as directors of the Company, to hold office for the term ending immediately prior to the election or appointment of directors at the annual general meeting of the Company held in the year set out opposite their name below:

<u>Name</u>	<u>Term</u>
Edward Michael O'Brien	2017
Dennis Skulsky	2017
George Duncan	2017
Moray Keith	2017

4. KPMG LLP be appointed as auditors of the Company until the next annual reference date of the Company or until a successor is appointed, at a remuneration to be fixed by the directors;
5. the 2014 Annual Report of the Company is hereby received; and
6. June 22, 2015 be and is hereby selected as the annual reference date for the Company for its current annual reference period.

DATED as of June 22, 2015.

CITY OF RICHMOND

\_\_\_\_\_  
Mayor Malcolm Brodie

consent resolution shareholder in lieu of agm\_v1.docx

**APPENDIX D**

**RICHMOND OLYMPIC OVAL CORPORATION**

**Notice of Appointment of Auditor**

NOTICE OF APPOINTMENT OF AUDITOR

TO: KPMG LLP  
Chartered Accountants  
Metrotower II  
Suite 2400- 4720 Kingsway  
Burnaby, British Columbia  
V5H 4N2

Pursuant to Section 204(6) of the British Columbia *Business Corporations Act*, notice is hereby given of your appointment as auditor of Richmond Olympic Oval Corporation, to hold office until the close of the next annual reference date of the Company, or until a successor is appointed.

DATED as of June 22, 2015.

RICHMOND OLYMPIC OVAL  
CORPORATION

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George Duncan  
President & Chief Executive Officer

**APPENDIX E**

**RICHMOND OLYMPIC OVAL CORPORATION**

**2014 Annual Report**



# 2014

## ANNUAL REPORT



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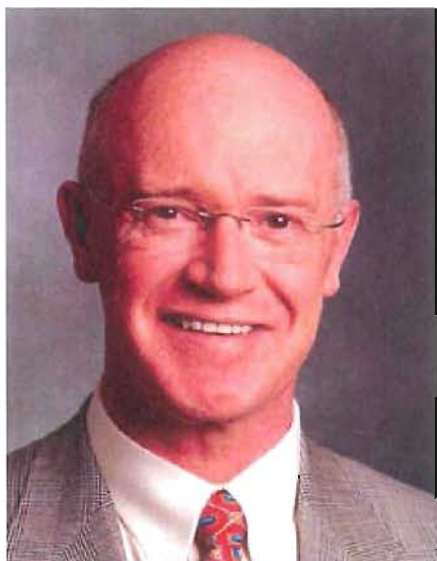
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## Message from the Chair

On behalf of the Board of Directors, I am pleased to introduce the 2014 Annual Report of the Richmond Olympic Oval Corporation. Since 2008 the Oval has continued to build on its foundation of financial sustainability, with 2014 performance continuing that trend. Such results were envisioned by Council when they elected to use a municipal corporate governance model for the Oval and are aligned with the Board's fundamental mandate of overseeing a legacy operation that is efficiently run, financially viable, thus being not a taxpayer burden, but a great contributor to the health and vitality of the whole community.

In 2014 we continued to work closely and collaboratively with our stakeholders and sport groups to enhance our programs and services, to strengthen our membership base and to expand our reach through diversification of our offerings. It is gratifying to see the continuing growth in these areas. Thank you to those who host their events with us, who organize community activities on our ice and courts, and, who choose to make the Oval their personal training centre.

Worth special mention is the Oval's activity in high performance sport. Two important 2014 milestones were the strategic partnership with Canadian Sport Institute - Pacific and the Oval's bid to become the training centre for Volleyball Canada's Women's National team. Important high

performance agreements are in place with national sports organizations such as Volleyball Canada, Hockey Canada and Table Tennis Canada. We are proud to see athletes trained at the Oval representing Canada on Olympic and Paralympic podiums.

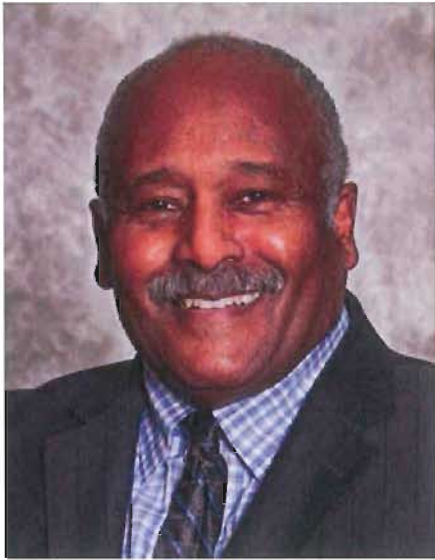
The success of the Oval is in no small measure attributable to the ongoing significant support of the City of Richmond, the Games Operating Trust, our long-term Legacy Partners TELUS, Aspac, Scotiabank, Stuart Olson Inc. and our new 2014 Legacy Partner Lehigh Hanson Heidelberg Cement Group. To all we are sincerely grateful.

I also wish to acknowledge and sincerely thank my fellow Board Directors for their commitment to the vision and success of the Oval, the Oval management team led with strength and vision by the CEO George Duncan, and all Oval staff for their dedication, hard work and enthusiasm. Together we are able to strengthen and grow the legacy of the Oval for the benefit of all.

A stylized, handwritten signature in black ink, appearing to read 'E. Michael O'Brien'.

*E. Michael O'Brien*

*Chair of the Board of Directors*



## Message from the CEO

Since opening our doors on December 12, 2008, the Oval has welcomed over 4.1 million visitors to participate in community recreation and high performance sport; to pursue their health and wellness goals; and to experience world-class cultural and entertainment events.

Oval sport, health and wellness program registration continues to rise every year, indicating Richmond residents are more active than ever before.

We welcomed several new partners in 2014, beginning with the addition of the Canadian Sport Institute Pacific in July. In November we announced our partnership with YYoga, greatly expanding our yoga offering with the opening of two purpose-built yoga studios in January 2015. Health services at the Oval grew with the addition of a full service pharmacy and a family medicine practice, in addition to the LifeMark Sport Medicine Centre.

With significant increases in membership and the number of events hosted, expanded program offerings and the addition of new business units, we are proud to witness the vision for Richmond's Olympic legacy unfold.

One of the most impactful events of 2014 was the Pac-Rim Gymnastics which, for the first time in the history of the event, included all gymnastics disciplines under one roof. It was our largest ever webcast with over 96,000 views from countries across the world.

More excitement awaits with the opening of the Richmond Olympic Experience ("ROX"), scheduled for September 2015. The ROX – the only IOC endorsed Olympic Museum in North America – will be a transformative exhibit experience that will inspire excellence in sport, promote community and motivate all to dream big. The ROX will encompass over 15,000 square feet of space throughout the Richmond Olympic Oval's three levels and will feature ground-breaking interactive sport simulators.

Also of note for 2015 is the opening of our retail store in the Oval's lobby. The new retail space will support the addition of YYoga and the ROX, and will ensure that participants in the Oval's sport, health and wellness programs have access to the desired equipment and accessories needed to further enhance their enjoyment of the facility.

Finally, I am pleased to report all of our progress has been accomplished with a foundation of financial sustainability, outperforming our financial projections for the fourth of the Oval's four full years of operation.

Management and staff will continue to work to achieve excellence in all areas of this significant community amenity. Our ongoing commitment to the community is to continually strive to capitalize on the full value of this unique asset for the citizens of Richmond and for all Canadian athletes who train at Richmond's Olympic Oval.

I would like to thank our team of dedicated staff who deliver the vast suite of programs and services offered at the Oval and acknowledge the valuable assistance that we receive from the Oval Corporation's Board of Directors and Richmond City Council.

*George Duncan*  
Chief Executive Officer



## 2014 Progress Report

The City of Richmond (the "City") has engaged the Richmond Olympic Oval Corporation (the "**Corporation**") to embrace and deliver:

- The City's Vision to be "the most appealing, liveable, and well-managed community in Canada";
- The Project Vision for the Richmond Olympic Oval (the "**Oval**") to be "an outstanding centre of excellence for sports and wellness at the heart of an exciting urban waterfront"; and
- The Project Mission to "transform our City by blending the spirit of Olympism with inspired leadership and seamlessly combining a world class site, a sport and wellness agenda and innovative community planning to create the premiere legacy of the 2010 Olympic and Paralympic Winter Games" (the "**Games**").]

## Operating Agreement Objectives

The City and the Corporation are parties to an operating agreement dated July 1, 2008 (the "**Operating Agreement**") wherein the following four objectives are noted:

- The Oval will provide facilities for non-sporting, community and entertainment events;
- The Oval will provide facilities, programs and services for quality sport, fitness, recreational uses and wellness services for the Richmond community, neighbouring communities and the general public;
- The Oval will be developed, used and promoted as a training and competition facility for high performance sport; and
- The Oval will provide ancillary commercial, retail, health and wellness services to enhance its use in respect of the activities set out above.



## The Oval Corporation's Legacy Goals

The Corporation adopted a set of five objectives that addresses its obligations to the City under the Operating Agreement and the funding requirements of the 2010 Games Operating Trust ("**GOT**"). As the Oval transitions from Games phase to Legacy phase, the Corporation will focus on:

1. establishing positive brand awareness;
2. becoming valued by the community and its employees;
3. supporting high performance sport;
4. becoming the desired location for community sport, health and fitness; and
5. operating in a financially sustainable manner.





## 1. Establishing Positive Brand Awareness


- In May of 2014, the Richmond Olympic Oval Corporation published an annual 'Report to the Community' in the Richmond Review and Richmond News reviewing Oval usage, revenue, expenses and benefits to residents of Richmond. The report also announced the upcoming Richmond Olympic Experience, YYoga and upcoming major events.
- 489 media articles were published about the Richmond Olympic Oval in 2014. Combined viewership reach of these articles is estimated at 87 million.
- Over the past year, events held at the Oval have drawn hundreds of thousands of people into the facility and contributed greatly to building the community's volunteer base and event hosting capacity. A complete list of events held at the Oval plus event descriptions are listed in Appendix B.
- On November 26, 2014, it was announced that Richmond would be one of only five cities outside of Ontario selected to participate in the torch relay leading up to the Toronto 2015 Pan American and Parapan Am Games.

"We are tremendously honoured to host the torch relay for the Pan Am Games," said Richmond Mayor Malcolm Brodie. "Tens of thousands of our residents came out to see the 2010 Olympic Torch Relay pass through Richmond and this will rekindle those memories and celebrate our national pride as we welcome the Pan Am Games back to Canada."

Richmond residents were invited to apply to become one of 3,000 torchbearers nationwide who will proudly carry the flame and share its welcoming spirit on its 41-day journey toward the lighting of the cauldron on July 10 to officially open the Games. The torch will arrive at the Richmond Olympic Oval on June 14, 2015.

- On December 4, 2014, The Richmond Olympic Oval announced its partnership with YYoga to open a 2-room yoga studio at the Oval. The doors opened to the public on Monday, January 19, 2015.

"Our vision for the Richmond Olympic Oval is to provide a broad range of services and amenities that positively contribute to the overall health and wellness of our community," said Richmond

	
HIGHLIGHTS	
<b>JANUARY</b> <ul style="list-style-type: none"> <li>• Karate Canada National Championship</li> </ul>	<b>JULY</b> <ul style="list-style-type: none"> <li>• ScotDance Canada Championships</li> </ul>
<b>FEBRUARY</b> <ul style="list-style-type: none"> <li>• BC Football Combine</li> <li>• Harry Jerome Indoor Classic Track Meet</li> <li>• Lower Mainland High School Boys Basketball Championships</li> </ul>	<b>AUGUST</b> <ul style="list-style-type: none"> <li>• Kajaks 10km Race</li> <li>• Noah Yelizarov Hockey Tournament</li> <li>• City of Richmond Summer Play Days: Oval Waterfront</li> </ul>
<b>MARCH</b> <ul style="list-style-type: none"> <li>• Wheelchair Rugby Vancouver Invitational</li> <li>• World Grand Prix Fencing Championship</li> <li>• Province Gran Forza Pentathlon</li> </ul>	<b>SEPTEMBER</b> <ul style="list-style-type: none"> <li>• 1st TAFISA World Martial Arts Games</li> </ul>
<b>APRIL</b> <ul style="list-style-type: none"> <li>• Pacific Rim Gymnastics Championship</li> </ul>	<b>OCTOBER</b> <ul style="list-style-type: none"> <li>• PGA of BC Trade Show</li> <li>• Western Marine Trade Show</li> <li>• 2nd Annual Pacific Coast Female Rep Hockey Classic</li> </ul>
<b>MAY</b> <ul style="list-style-type: none"> <li>• CrossFit Regional Qualifiers</li> <li>• Millennium Cup Rhythmic Gymnastics Championship</li> </ul>	<b>NOVEMBER</b> <ul style="list-style-type: none"> <li>• Hockey Canada 100th Anniversary Tour</li> <li>• De Danaan Christmas Feis</li> </ul>
<b>JUNE</b> <ul style="list-style-type: none"> <li>• Wheelchair Rugby Canada Cup</li> <li>• Corporate Champions Summer Games</li> <li>• BC Fencing Provincial Championship</li> </ul>	<b>DECEMBER</b> <ul style="list-style-type: none"> <li>• Heritage Canada RDX Funding Announcement</li> <li>• Panther Cheer Pink Dance and Cheer Competition</li> <li>• Hockey BC Training Camp</li> </ul>



New yoga lounge

Mayor Malcolm Brodie. "This new partnership will reaffirm Richmond's reputation as one of Canada's healthiest cities by adding top-flight yoga programs and amenities to the Oval's already outstanding array of recreation, sport, fitness, sport medicine and wellness programs and services."

YYoga at the Richmond Olympic Oval features 2 large studios and 50+ classes a week including YYoga's signature YHot class. Guests can enjoy the infrared sauna and private tea lounge during their visit. All YYoga passes can be used interchangeably among the 11 centres in BC, as well as the 2 located in Toronto.

"We are thrilled to expand the YYoga community and partner with the Richmond Olympic Oval," said Terry McBride, CEO of YYoga. "This is a world class facility that is dedicated to the health and wellness of the residents of Richmond. As someone who was born and raised here, I am very excited to be a part of that."

- On December 17, 2014, Shelly Glover, Minister of Canadian Heritage and Official Languages, alongside Kerry-Lynne Findlay, MP for Delta-Richmond East and Minister of National Revenue, announced \$500,000 in new funding for the Richmond Olympic Experience (the "ROX").



This funding will allow the City of Richmond to purchase large-scale, custom-designed display units with specific security and environmental controls, as well as professional lighting systems for the museum and the museum's theatre.

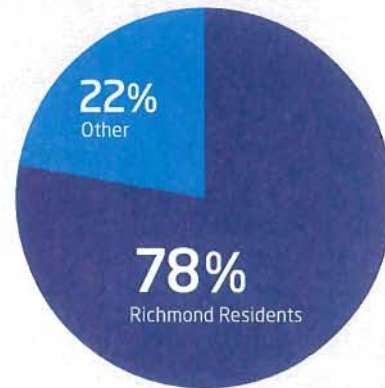
The announcement followed a pledge of \$250,000 from the Province of British Columbia the week before.

From real-life sporting experiences on state of the art sport simulators to the athlete's amazing journey to the podium, the ROX – opening in 2015 – will give visitors a unique inside look at the Olympic and Paralympic Games, plus the stories, artefacts and people that make Sport so powerful and moving.



ROX Core Experience

#### DATA | Oval Membership



## 2. Becoming Valued by the Community and Its Employees

- The Richmond Olympic Oval Corporation made over 150 complimentary membership donations in 2014 to local groups for fundraising and recognition opportunities.

### Richmond Schools

- » Archibald Blair Elementary School
- » Cambie Secondary School
- » Daniel Woodward Elementary School
- » École des Navigateurs
- » Homma Elementary School
- » JN Burnett Secondary School
- » MacNeill Secondary's Recreational Leadership class
- » McNair Secondary School
- » McRoberts Secondary School
- » RC Palmer Secondary School
- » St Joseph the Worker Elementary School
- » St Paul Elementary School
- » Walter Lee Elementary School
- » Westwind Elementary School

### Richmond Organizations

- » Connaught Skating Club
- » Doors Open Richmond
- » KidSport Richmond
- » Kigoos Summer Swim Club
- » Nite of Hope
- » Quilchena Golf Club
- » Richmond AIDS Society
- » Richmond Curling Club

- » Richmond Family Place
- » Richmond Hospital Foundation
- » Richmond Ravens Hockey
- » Richmond Review Ethel Tibbits Awards
- » Richmond SPCA
- » Richmond Sunrise Rotary Club
- » Richmond Therapeutic Equestrian Society
- » Richmond Youth Concert Band
- » Rotary Skates for the World
- » Seafair Minor Hockey
- » South Arm United Church

#### Other Schools

- » Glenwood Elementary School
- » St. Francis of Assisi
- » Van Horne Elementary School

#### BC Organizations

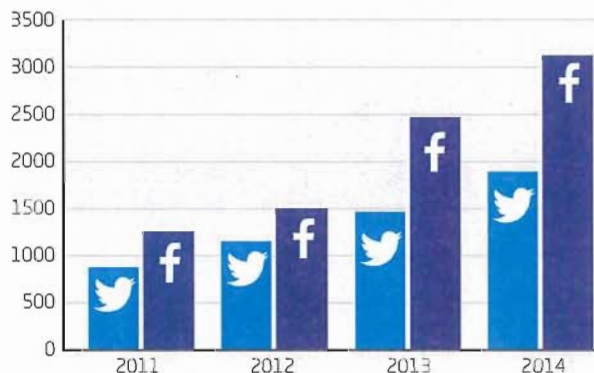
- » BC Children's Hospital
- » BC Wheelchair Sports Association
- » BCIT
- » Dreams Take Flight – YVR

- » Harbour Air
- » Hoffmann Warm Hearts Charitable Foundation
- » Meals on Wheels
- » Starlight Children Foundation
- » UBC AMS Varsity Outdoor Club
- » UBC Chinese Varsity Club
- » UBC English Language Institute
- » Vancouver General Hospital  
-Banfield Pavilion Extended Care Unit

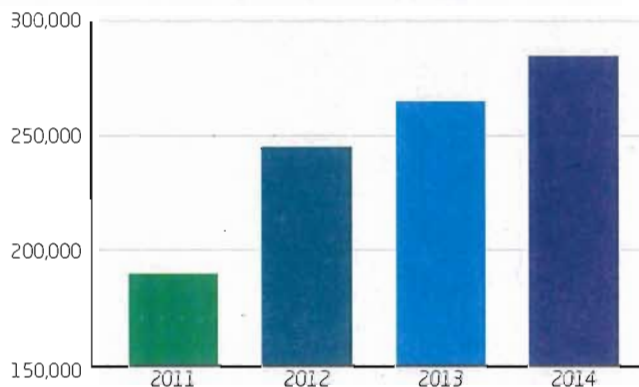
#### National Organizations

- » Canadian Mental Health Association
- » Scotiabank Golf Classic
- » SOS Children's Village Run & Walk
- » United Way
- » Volleyball Canada

DATA | SOCIAL MEDIA FOLLOWING 2011-2014



DATA | WEBSITE VISITS



■ 800 members of our community enjoyed the Second Annual Tim Horton's Family Skate at the Richmond Olympic Oval, kicking off the New Year with free admission to the ice, complimentary hot drinks and Timmy's famous timbits.

■ On March 8, 2014, the Richmond Olympic Oval proudly hosted the BC Cancer Association Workout to Conquer Cancer event, which raised \$379,000 to power cancer research in the province. The day-long fitness challenge featured eight different workout sessions for all fitness levels. Men and women from throughout the province tested their strength and stamina during former Canadian Football League great Tommy Europe's SHRED bootcamp, kick boxed with purpose, and stepped it up in Zumba. The event was attended by over 500 people.

■ On July 12, 2014, the Oval hosted Play4Life's 4on4 charity ball hockey tournament. Appearances were made by the NHL Montreal Canadiens' goaltender Carey Price, who backstopped Canada's men's hockey team to gold at the Olympic Winter Games in Sochi, and Winnipeg Jets' defenceman Keaton Ellerby.

Play4Life is committed to the values that create safe, fun events for teenagers with the purpose of empowering them to make a difference in their community and their world. Each Play4Life event is organized to promote health and family, and to raise awareness of our community and world issues. As such, all funds collected through entrance fees go directly to address these issues.

"My family traveled from Beaverton, Oregon to help fulfill my daughter's dream of getting to meet Carey Price in person and possibly get a picture. The inspirational promoters of this event did an AMAZING job of making this dream come true and it was a moment we will never forget. I am filled with motivation to pay it forward. Thank you to everyone who made the moment possible."

~ Wendy Stec

■ Throughout August, the Richmond Olympic Oval's waterfront plaza hosted a month-long celebration of summer with free games, music, fitness classes and more.





The Games Zone came alive on Wednesdays through Sundays, with participants taking advantage of free games such as bocce, badminton, croquet, chess, checkers, ping pong, volleyball and more.

Lunch was also available on the plaza. Hotdogs, burgers and fries were available to purchase and an eclectic mix of performers provided entertainment.

Fitness buffs got in their workout by taking part in free boot camp classes on the plaza from 6:45 p.m. to 7:45 p.m. every Friday. Summer PlayDays wrapped up with a big summertime bash on Sunday, August 31, from 4:00 p.m. to 9:30 p.m. Musical performances, a bouncy castle, food trucks and a screening of Frozen on a 40-foot screen were all part of the event.

- Outsmart. Outplay. Outpledge. The Richmond Olympic Oval hosted the Children's Wish Foundation Exile Island event on November 19, 2014. The event, based on the popular Survivor reality series, is held across the country during the year and maroons corporate tribes and their wish child at a facility for an afternoon of challenges, competition, fundraising and wish granting to determine who will become the ultimate survivors.

The event at the Oval raised over \$44,000 for children's wishes in BC.

- The Richmond Olympic Oval Corporation held its Annual Information Meeting on November 26, 2014, where members of the community had the opportunity to meet with the Corporation's Board of Directors, Senior Officers and Management regarding the Corporation's activities, achievements and future plans for the Richmond Olympic Oval.



- On December 1, 2014, the Oval hosted the BC Lions Skills for Life Summit. Participating students toured WorkBC's "Find Your Fit" skills and trades stations at the Oval to get a head start on hands-on-learning through interactive demonstrations of professions like welding, carpentry, heavy equipment operating, truck driving, and even accounting.

The students also participated in leadership and team building workshops with BC Lions players. Topics included bullying prevention, stopping violence against women, making positive life choices and choosing alternatives to gang involvement.

- Richmond residents were given the chance to nominate local heroes for the Richmond Wall of Fame, to be unveiled in 2015 at the Richmond Olympic Experience, giving those who have shaped sporting culture in Richmond and put the city on the map with great achievements a place to be remembered.

## In the News

### OVAL HOME TO THE BEST FITNESS TRAINER ON THE CONTINENT

Oval Group Fitness Instructor Krista Popowych won 'The Oscar of the Fitness Industry' - the 2014 IDEA Fitness Instructor of the Year - for her work in fitness education over the past two decades. Currently, Krista teaches 5 classes per week at the Oval including: Punch & Crunch, Definition, Abs & Stretch, Step & Reps and Cycle & Strength Circuit.





Residents of Richmond, past and present, as well as anyone else who may share an interest in the wall, could nominate their favourite athletes, teams, builders and officials of sport who achieved greatness in the community and beyond up until Jan 15, 2015.

There was no limit to how many people residents could nominate and the city has no fixed number as to how many sports heroes will go on the wall.

- The Richmond Olympic Oval Corporation recognizes the value of creating a corporate culture built on employee commitment, trust and teamwork. In order to position itself as the employer of choice in the sport and fitness industry, the Corporation has focused its efforts on talent acquisition, program development, training, and employee engagement. The Corporation also strives for continuous improvement and endeavours to be a conduit for its employees to realize their true potential and achieve excellence through collaboration and a shared passion for improving lives.

analysis, physiological testing and health services in conjunction with LifeMark Sport Medical (also located within the facility). For the public and athletes alike, the Oval offers one of the most comprehensive pathways to success in sport in Canada, providing programming starting as young as 18 months with the learning of fundamental movement skills to the coaching and performance services required by podium level athletes competing on the international stage.

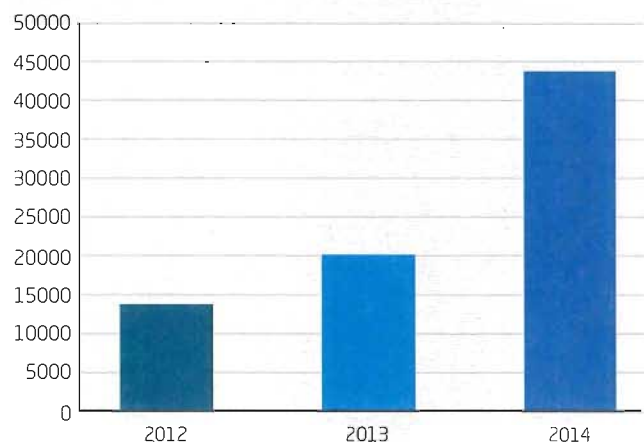
- Officially launched at the Richmond Olympic Oval in June 2011, the Canadian Sport Institute (CSI) IGNITE™ program is designed to help provincially recognized athletes between the ages of 14 and 17 improve their athleticism, physical literacy and fitness. With the aim of developing upcoming youth athletes into national champions, the IGNITE™ program is instrumental in shaping the future of sport in Canada. In 2014, the Metro Vancouver IGNITE™ program at the Oval consisted of three, 14-week phases of training with athletes from a multitude of sports, including: alpine skiing, field hockey, softball, canoe and kayak, and speed skating.

### 3. Supporting High Performance

- Since opening a dedicated High Performance Training Centre in March of 2012, approximately 78,000 training sessions have been completed at the Oval, 44,038 of which occurred in 2014 (a 30% increase over 2013). The Oval's High Performance Training Program continues to service developing youth athletes (from as young as 12 years old) to experienced Olympians.
- On June 11, 2014, the Richmond Olympic Oval and the Canadian Sport Institute Pacific (CSIP) announced the creation of a strategic alliance to further improve the delivery of sport performance services and availability of world class training and competition facilities in Canada. CSIP opened its offices and performance testing lab at the Oval in July of 2014.

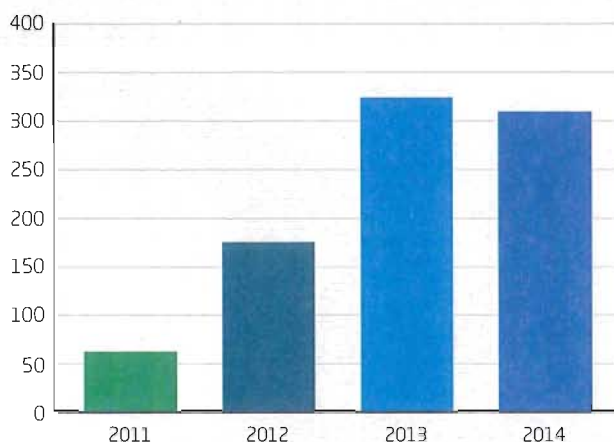
Sport Performance Services delivered under the Oval roof now include strength and conditioning, performance nutrition, performance

DATA | High Performance Athlete Workout Sessions





## DATA | GymWorks™ Athletes



- A partnership program created among fitness facilities, health clubs and community centres across the province, Canadian Sport Institute's GYMWORKS™ program provides provincially and nationally carded athletes access to training environments within a close proximity to their home, school and other personal, professional, and sport related obligations. In 2014, 311 carded athletes accessed the Oval.
- The Richmond Oval Short Track Speed Skating program continues to grow and contribute to the development of the sport in Western Canada. David Morrison, Oval Head Coach and Speed Skating Canada Regional Development Mentor, works at identifying and training high potential youth athletes and mentoring local club coaches. This work is part of the evolution of the Short Track Performance Program to becoming an official Speed Skating Canada Regional Training Centre. Performance initiatives continued in 2014, including: summer talent development camps, regional and National competitions, a testing camp for regionally located BC skaters and a 5-day per week, 35-week training program for performance athletes. Oval trained speed skaters qualified for BC's Canada Winter Games team, Junior National Championships and the National Junior ranking meet.



2014 World Fencing Grand Prix

## #OVALTRAINED Athlete Successes

### VOLLEYBALL

- The South Delta Secondary Senior Girls Volleyball Team won the AAAA Provincial Championships, a team that featured four Oval trained athletes: Laura Findlay, Zoe Mydanksy, Ashley Klassen and Maria Starko.
- Tamara Clarke was part of the AAA Provincial Champion Seaquam Secondary team and was also named Tournament MVP.
- At the 2014 Volleyball Club Provincials, two Oval athletes were selected to the All-Star Team: Kaleigh Matheson and Siobhan Finan.
- Megan and Nicole McNamara won silver at the Youth Olympic Games in Nanjing, China and bronze medals at the Under-19 World Volleyball Championship in Portugal.
- Six Oval Volleyball Centre of Excellence athletes were selected to participate in the U16 Baden Cup Team BC selection camp in July.
- Three Volleyball Canada Centre of Excellence athletes committed to university teams: Siobhan Finan (UBC), Kaleigh Mathison (University of Western Ontario), and Tamara Clarke (SFU).
- 90% of Volleyball Canada Centre of Excellence athletes were selected to join local high performance club teams.

### TABLE TENNIS

- Mo Zhang, Oval High Performance Table Tennis athlete and coach, placed first at the Canadian Challenge Trial Cup in Toronto, placed first at the North America Cup and the Canada Open and placed in the top 3 with Jane Yan at the Canadian Championships and Commonwealth Games, solidifying her number 1 ranking in Canada.
- Jane Yan was selected to Team BC and won the singles and doubles categories at the Canadian Championships.

### WHEELCHAIR RUGBY

- The Canadian Wheelchair Rugby Team won silver at the World Championships in Denmark. Richmond residents Trevor Hirschfield and Ian Chan were named to the World All Star Team.

### FENCING

- Dylan French of BC Fencing was selected to carry the flag for Canada during the Opening Ceremonies of the Youth Olympic Games in Nanjing, China.

### FIELD HOCKEY

- The Canadian Women's National Team did what they set out to do at World League 1 in Mexico, finishing first in the tournament and securing a berth in World League 2. Results at World League 2 will determine the nations that take part in World League 3 from which the top six teams will qualify for the 2016 Olympic Summer Games in Brazil.

- Athletes from the following 30 National, Provincial and Local Sport Associations or clubs used Oval High Performance services and facilities during 2014:

- » Alpine Canada
- » BC Athletics
- » BC Hockey
- » BC Wheelchair Sports
- » Bobsleigh BC
- » Connaught Skating Club
- » Cycling Canada
- » Field Hockey Canada
- » Field Hockey BC
- » Figure Skating Canada
- » Fencing BC
- » Fusion Football Club
- » Greater Vancouver Canadians
- » Kajaks Track and Field
- » Langara Men's Basketball
- » Richmond Soccer
- » Richmond Football Club
- » Richmond Ravens Girl's Hockey
- » Richmond Sockeyes Hockey
- » Rowing Canada
- » Rugby Canada
- » Sailing Canada
- » Skeleton BC
- » Speed Skating BC
- » Speed Skating Canada
- » Soccer Canada
- » Table Tennis Canada
- » Volleyball BC
- » Volleyball Canada
- » Wheelchair Rugby Canada

- The Table Tennis Centre of Excellence has consistently grown in the number of lessons offered with an increase in nationally recognized athletes training in the centre. Beginning in 2012, through a collaborative effort, the Oval began providing support to Table Tennis Canada in the advancement of high performance athlete development training and standards. Currently, the Oval is training 3-4 athletes each month who have been recognized as top performers in their respective age categories in Canada. In July 2014, Table Tennis Canada hosted their National Team Training Camp, which brought 16 athletes and 5 coaches in from across Canada to the Oval.

- The Corporation is proud to be working with Baseball BC and delivering the Rally Cap Program. Baseball Canada launched this initiative nation-wide in 2006. It introduces better tools for players and coaches in order to enhance their first experience

with the game of baseball. The Corporation's batting cages and large indoor space make it an ideal learning and training environment for baseball players of all ages.

2014 saw continued growth and success in the delivery of the Rally Cap program with 400+ baseball players utilizing the services and facilities of the Oval for skill development, assessment, team training programs and high performance training.

- Since opening in September 2010, the Volleyball Canada Centre of Excellence (VCCE) has shown continued solid performance, with over 1,900 registrations in development programs and 900 in its high performance streams.

The Corporation is now in the second year of a 3-year Athlete Development Partnership Agreement with Volleyball Canada to develop the Richmond Olympic Oval as a National, Regional, and/or Provincial Training Centre for:

- » athlete development and education,
- » to collaborate on the development and implementation of a continuum of integrated sport services, programming and events; and
- » to foster High Performance Volleyball in Richmond, Metro Vancouver, and British Columbia.

Of the high performance athletes training at the Volleyball Centre of Excellence since 2010, 40 have been named to Team BC's 16U, 17U and 18U provincial programs, in addition to two being named to the Junior National team; 23 have progressed to play post-secondary volleyball.

In July 2014, the corporation welcomed over 80 of the region's best female and male U14 volleyball athletes as they trained for the Volleyball BC U14 Baden Cup.

- In partnership with the Richmond Virtual School (RVS) District, twenty-one of the Oval's Volleyball Canada Centre of Excellence athletes are receiving PE credits for their training done at the Richmond Olympic Oval. Additionally, there are 9 athletes participating in the RVS through the 'Vancouver Futsal Association' Elite Development and the 'Elite Goalies' Centre of Excellence programs.

RVS is a 'Distributed Learning' secondary school that opened in 2007. RVS uses a hybrid model of online and face-to-face interaction to deliver high quality and dynamic learning opportunities. This learning model is of great benefit to high performance athletes as it helps balance the demands of sport, life and academics by enabling students to obtain their Physical Education credit through a sport specific training program. High Performance PE 10-12 online incorporates the required ministry elements of PE through a variety of sports and disciplines offered at the Richmond Oval. Students acquire their physical activity hours by documenting their training program at the Richmond Oval and through competitions in their sporting discipline. Students who partake in this program are highly motivated and are part of the Oval's High Performance Pathway.

## 4. Becoming the Desired Location for Community Sport, Health and Fitness



- The Richmond Olympic Oval experienced over 770,000 visits in 2014, a 10% increase over 2013. Total combined visitation since opening day on December 12, 2008 is now over 4.1 million visitors.

- The long-term membership base (Annual and Monthly Continuous members) at the Oval increased 11.7% over 2013 and membership usage averaged 29,481 member visits per month throughout the year, a 10% increase over 2013.
- Member appreciation events were held in April, July and November with over 1,000 members attending several complimentary program demos, receiving product samples from the O Cafe and other local businesses, plus program discount coupons.

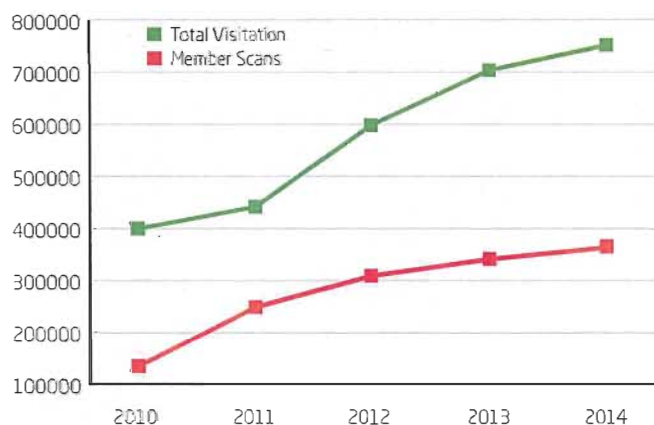
Additionally, the Oval held three membership usage challenges in February, June and October-November, each designed to improve retention and use of the Oval facility. Over 2,000 members took part in the challenges, increasing their usage of the facility by 25%.

- The Fitness Department saw a number of new programs launch in 2014, including:
  - » A reciprocal referral program with LifeMark Sport Medical;
  - » Nutrition Optimization Services launched in September with registered dietitian Angela Luk and 33 consultations were delivered in 2014;
  - » BeneFIT specialty fitness classes, including ViPR® and TRX® classes, also launched in September resulting in 374 individual and 83 ten-class punch cards being sold; and
  - » 30-minute Personal Training Sessions.

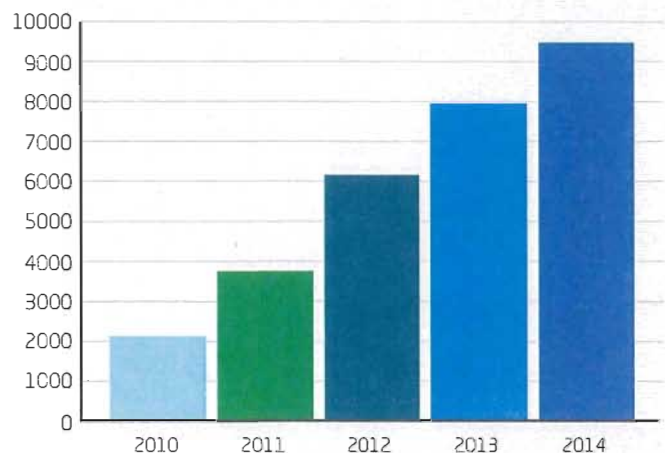
Personal Training services had a very successful year with the number of training sessions delivered up 14% compared to 2013.

- 2014 saw over 9,600 registrations in Oval sport, health and wellness programs, a 22% increase over 2013.
- Sport camp registration in particular saw a major rise in registration to achieve record registration with 1,670 campers and a 38% increase in participation.

DATA | TOTAL VISITATION & MEMBERSHIP SCANS 2011-2014



DATA | TOTAL PROGRAM REGISTRATIONS 2010-2014





- The Oval is currently host to 4 sport leagues, including a Planet Ice Hockey League, Urban Rec, the Vancouver Futsal Association and Metro Basketball.

- » **Aura Gymnastics** : Cheer and Tumbling Programs
- » **BC Hockey / Greater Vancouver Canadians** : Hockey games and training
- » **DRIVE Basketball** : Youth Basketball Enrichment Programs
- » **Planet Ice** : Hockey League
- » **Richmond Arenas Community Association** : Ice Time: Minor Sport Orgs (Hockey, Figure, Ringette, Short Track)
- » **Richmond Soccer Association** : Enrichment & integrated sport services for youth soccer players
- » **Urban Rec** : Adult, Co-Ed Recreational Sports Leagues
- » **Vancouver Futsal Association** : Futsal League
- » **Vancouver Metro Basketball** : Basketball League

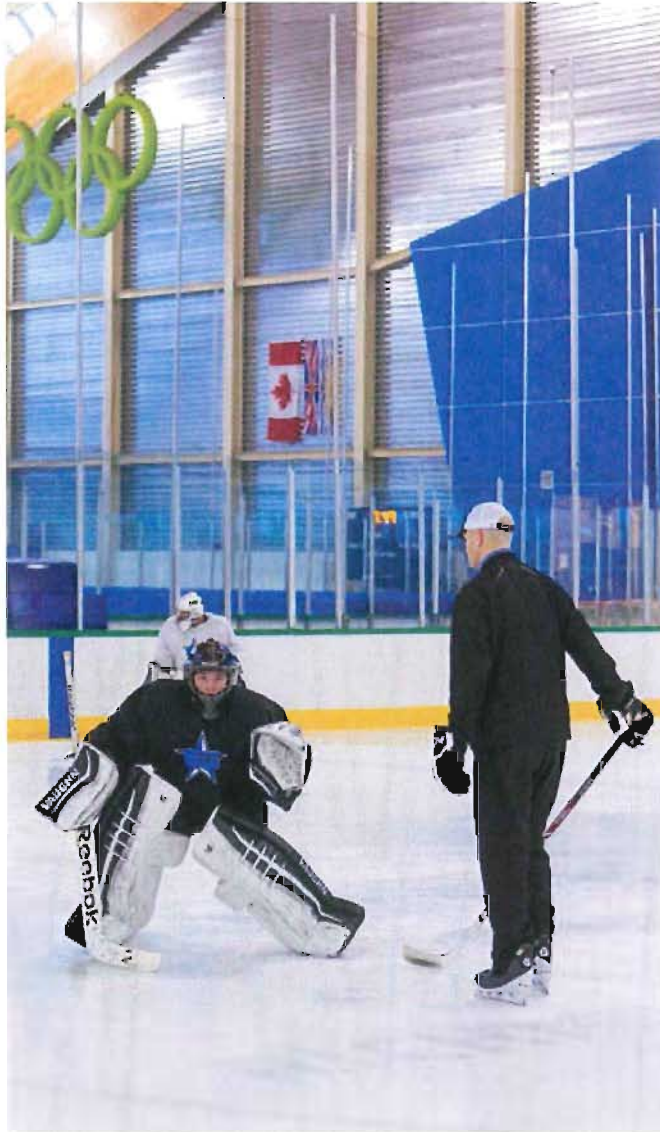
- The Oval hosted 49 Sport User Groups in 2014:

- » Air Attack Volleyball
- » Aura Gymnastics
- » BC Hockey
- » BC Wheelchair Basketball Association
- » Connaught Figure Skating Club
- » Corporate Champions Tournament
- » DRIVE Basketball
- » Dynamo Fencing
- » Field Hockey BC
- » Field Hockey Canada
- » GV Canadians (Hockey)
- » Hockey Jams
- » ISEA Private Schools
- » New West Little League
- » Panther Cheer
- » Planet Ice
- » Richmond Minor Hockey

- » Richmond Ravens Hockey
- » Richmond Ringette
- » Richmond Rockets Speed Skating Club
- » Richmond School District
- » Richmond Soccer Association
- » Richmond Ultimate Hockey
- » Seafair Breakers Hockey
- » Seafair Minor Hockey
- » Steveston Hockey
- » Sport Ability
- » The Dugout Club
- » Top Ten Martial Arts
- » UBC Rowing
- » Urban Rec (Sport Leagues)
- » Vancouver Angels Hockey
- » Vancouver City Baseball
- » Vancouver College
- » Vancouver Futsal Association
- » Vancouver Hawks Field Hockey
- » Vancouver Ice Men
- » Vancouver Metro Basketball
- » Vancouver Minor Hockey
- » Vancouver School District
- » Vancouver Thunderbirds (Hockey)
- » Vancouver Warriors Hockey
- » Volleyball BC
- » Wheelchair Rugby Canada
- » Wheelchair Athletics Canada

- Total visitation from all sport user groups and leagues total 142,000 in 2014 or 18% of total visitation.





## 5. Operating in a Financially Sustainable Manner



## Financially Sustainable

The Corporation realized an annual surplus of \$2.7 million, for the year ended December 31, 2014. In 2013, excluding a one-time contribution of \$0.4 million towards the Mezzanine Infill Project, the annual surplus for 2013 was \$3.3 million before transfers to Capital Reserves and Provisions. In 2014, \$2.7 million was transferred to the capital reserves.

The Corporation's main sources of revenues in 2014 were 'memberships, admissions and programs', City of Richmond contributions, 2010 Games Operating Trust funding, followed by other revenue (mainly consisting of parking, leasing and Community Legacy Partner sponsorship revenue).

The Corporation would like to thank the City of Richmond, the Games Operating Trust and our official Community Legacy Program Partners - Scotiabank, TELUS, and ASPAC Developments - for their continued support. There are 2 new Community Legacy Partners to be announced in 2015. Our partners have been critical in helping the Oval bring positive sport, health and wellness changes to as many people as possible.

## Appendix

# Appendix A | The Corporation

The Company, which changed its name to the "Richmond Olympic Oval Corporation," on August 10, 2010, was incorporated under the name "0827805 BC Ltd." on June 16, 2008 under the Business Corporations Act of British Columbia. Its purpose is to manage the business, operations and maintenance of the Oval. The City of Richmond, as the sole shareholder of the Company, has appointed a Board of Directors consisting of a selection of community leaders with a broad range of specialized expertise.

## Directors

As of December 2014, the Company had 8 Directors. The name and province of residence of each Director, each Director's principal occupation, and the month each Director was appointed to the Board are indicated in the chart below. The term of office for full-term directors is one to two years.

Name & Province of Residence	Principal Occupation	Director Since	Re-elected	Term
E. Michael O'Brien, British Columbia, Canada	Corporate Secretary & Vice President, Strategic Planning & Legal Services, Vancouver International Airport Authority	June 2008	May 2013	2 years
Dennis Skulsky, British Columbia, Canada	President & Chief Executive Officer, BC Lions Football Club	February 2011	May 2013	2 years
Moray Keith, British Columbia, Canada	President Dueck Auto Group	June 2008	May 2013	2 years
George Duncan, British Columbia, Canada	Chief Administrative Officer, City of Richmond	June 2008	May 2013	2 years
Linda Sanderson, British Columbia, Canada	Executive Director, Human Resources, Vancouver Community College	June 2008	May 2014	2 years
Victor Farmer, British Columbia, Canada	Senior Vice President, Progressive Construction Ltd.	June 2008	May 2014	2 years
Umendra Mital, British Columbia, Canada	Executive Vice President and General Manager, Ebco Industries Ltd. and Advanced Cyclotron Systems Inc.	June 2008	May 2014	2 years
Wayne Duzita, British Columbia, Canada	Associate Vice President, Western Region, Aeroterm	August 2011	May 2014	2 years

## Executive Officers

As of December 2014, the Company had two executive officers. The name and province of residence of each executive officer, the offices held by each officer and each officer's principal occupation are as follows:

Name & Province of Residence	Position	Principal Occupation
George Duncan, British Columbia, Canada	Chief Executive Officer	Chief Administrative Officer, City of Richmond
Andrew Nazareth, British Columbia, Canada	Chief Financial Officer	General Manager, Finance & Corporate Services, City of Richmond

## Council Liaison

The City has assigned a Council Liaison to attend the meetings of the Richmond Olympic Oval Board. The Mayor currently holds the Council Liaison position, with Councillor Alexa Loo as the alternate.

Name & Province of Residence	Position	Principal Occupation
Mayor Malcolm Brodie, British Columbia, Canada	Council Liaison	Mayor, City of Richmond
Councillor Alexa Loo British Columbia, Canada	Alternate Council Liaison	Councillor, City of Richmond

## Committees

The committees of the Board and the current members of each committee are listed below.

Business & Budget Planning Committee	Audit & Finance Committee
Moray Keith (Chair)	Victor Farmer (Chair)
George Duncan	George Duncan
E. Michael O'Brien (ex officio)	Umendra Mital
Dennis Skulsky	E. Michael O'Brien (ex officio)
Wayne Duzita	Linda Sanderson



# Appendix B | Events



## **Tim Horton's Family Skate** **January 1, 2014**

Close to 1,000 patrons enjoyed the second Tim Horton's Family Skate to kick off the New Year at the Richmond Oval. Skaters enjoyed free admission to the ice and were served complimentary hot drinks and timbits.



## **BCSRA Trade Show** **January 10-13, 2014**

The BC Sports Rep Association (BCSRA) meets bi-annually to showcase the latest seasonal sporting goods, clothing, and accessories to perspective retailers. The tradeshow hosts hundreds of retailers and exhibitors over the three day event.



## **Karate Canada National Championships** **January 17-19, 2014**

The 39th Karate Canada National Championships were held at the Richmond Olympic Oval from January 17th to 19th. Hundreds of athletes and coaches from across the nation competed together and embodied the values of sports excellence, friendship and respect which are at the very heart of Canadian karate. The 2014 edition marks the kick off of a cycle that will run through to 2017, including 4 National Championships and 2 North American cups (2014 and 2017) in total, all to be held at the Oval.



## **Vancouver International Open Judo Tournament** **January 25, 2014**

Judoka from all over British Columbia competed in the annual Vancouver International Open Judo Tournament at the Richmond Olympic Oval for Junior Boys and Girls, Juvenile Men & Women, Cadet Men and Women, Junior Men and Women, Senior Men and Women. Close to 150 participants competed, and over 350 spectators took in the event.



## **Harry Jerome Indoor Classic** **February 1, 2014**

The Oval hosted the 4th annual Harry Jerome Indoor Classic for track athletes 12 years and up, showcasing some of the province's top junior performers. The meet almost tripled in size from the previous year with more than 300 athletes participating in over 60 events. In addition to high school athletes, UBC, SFU and TWU entered several athletes into the open events.



## **Judo Pacific International** **February 14-16, 2014**

It was a great weekend of Judo at the Richmond Olympic Oval for the 29th Annual Pacific International Invitational. Athletes from host club Steveston Judo, competed against athletes from all over Canada, the US, Japan and France.



## **Red Bull Crashed Ice Regional Qualifiers** **February 21, 2014**

200 men and 20 women participated in the qualifying event, which consisted of individual speed trials on a traditional ice-hockey surface. The top participants from the qualifier who demonstrated the best speed, skill, agility, and strength earned a spot to battle to the bottom of the massive ice course in Niagara Falls, Ontario.



## **BCPA Winter Open** **February 23, 2014**

This was the second time the Oval hosted the BC Powerlifting Association Winter Open. The event was a great success with 100 athletes and 200 spectators. Medals were awarded for the top 3 placements in each weight class and Best Lifter awards for Open, Masters, Junior and Bench Press categories.



## **AAA & AAAA Basketball Lower Mainland Tournament** **February 26-28, 2014**

Boys and Girls from across the lower mainland took part in this instant basketball classic. The Lower Mainland AAAA zone featured five top-10 ranked teams with only three advancing to the Provincials. The AAA provincial rankings also featured plenty of Lower Mainland teams at the top and four Provincials berths were up for grabs.



## **Panther Cheer Mardi Parti** **March 1, 2014**

The 2nd annual Mardi Parti Cheer and Dance Extravaganza was a huge success. There were over 700 participants and 1,000 spectators. The event featured competition in All Star, Special needs, High School and Dance divisions. Prizes were also awarded for best dressed fan, athlete, judge and coach.

## **Business Career Expo** **March 5, 2014**

This was a joint career expo in partnership with 4 post-secondary institutions across Greater Vancouver and Vancouver Island, including, Vancouver Island University, Kwantlen Polytechnic University, Langara College, and Camosun College. Over 100 business-focused employers were exhibiting; an excellent opportunity for students in accounting, business management, human resources, and entrepreneurial leadership to explore career opportunities and network with employers.



## **Workout to Conquer Cancer** **March 7-8, 2014**

Over 600 people were on scene for the BC Cancer Foundation's annual fundraiser at the Richmond Oval. The day-long fitness extravaganza was headlined by former CFL player and fitness trainer, Tommy Europe. Tommy led a packed house to fun and high-intense Zumba dance classes. The event raised \$379,000 for cancer research.



#### **Wheelchair Rugby Vancouver Invitational** **March 14-16, 2014**

For the first time in the event's 15-year history, BC won the Vancouver Invitational Wheelchair Rugby Tournament. In front of a packed crowd Sunday afternoon at the Richmond Olympic Oval, BC claimed a 56-53 victory over the Ontario Thunder. For his incredible leadership effort, Richmond's Ian Chan was named tournament MVP. Chan trains regularly at the Oval with Oval High Performance coaches. Chan was not the only British Columbian honoured with an All Star Award. Duncan Campbell, who invented wheelchair rugby 37 years ago and still plays today, was named Most Clutch.

#### **Province Gran Forza Pentathlon** **March 19, 2014**

Over 300 high school athletes converged on the Richmond Olympic Oval on Saturday, March 29th to contest the 4th annual Province Gran Forza V presented by TELUS. 61 teams competed in the indoor team pentathlon in 4 divisions where one athlete from each team competed over 50m, 800m, Standing Long jump, Shot Put and 4x200m relay.

#### **North American Karate Cup** **March 20-22, 2014**

2014 North American Karate Cup offered competition in both Junior and Senior kata and kumite divisions. This event was an invitational tournament assembling National Team athletes from Mexico, Canada and the USA.

#### **Canadian Short Track Speed Skating Senior Open** **March 21-23, 2014**

The season's final senior ranking event for short track speed skating brought the top men and women from across Canada to compete for positions on Canada's National Team.



#### **Pacific Rim Gymnastics Championships** **April 5-13, 2014**

One of gymnastics' premier international events, the 2014 Pacific Rim Gymnastics Championships, took place at the Richmond Olympic Oval. The championships featured some of the world's best artistic, trampoline and rhythmic gymnasts. Close to 300 athletes from 17 countries around the Pacific Ocean competed.

#### **Women's Wheelchair Basketball Nationals** **April 25-27, 2014**

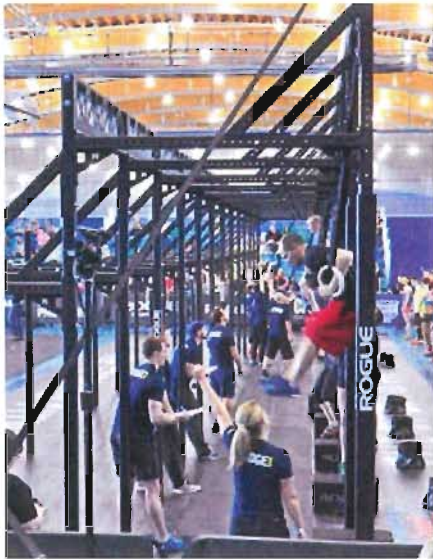
The 2014 Canadian Wheelchair Basketball League (CWBL) Women's National Championship took place April 25-27, at the Richmond Olympic Oval. The tournament featured elite female players from across Canada, including past, present, and future members of Team Canada.

#### **City of Richmond UROC Awards** **May 1, 2014**

Every year during BC Youth Week the City of Richmond Hosts the U-ROC (Richmond Outstanding Community) Youth Awards to celebrate the achievement and dedication of outstanding Richmond youth. Youth nominated have displayed qualities of mentorship, leadership, and teamwork in their community and school networks.

#### **CAN AM Wushu Championship** **May 2-4, 2014**

The Oval hosted athletes from across North America over the two-day annual martial art competition. The Can-Am Wushu Championships has several categories for competition, including Chinese traditional Kungfu, Wushu, Tai Chi, Karate and Taekwondo. The event kicked off with a spectacular display of traditional dragon and lion dance performances by athletes young and old during the opening ceremonies.



### CrossFit Games Regionals Canada West May 7-11, 2014

The CrossFit Games, which combines weightlifting, sprinting, and gymnastics, will showcase some of Western Canada's most intense athletes and fans alike. Over the course of the three day competition, athletes performed intense workouts to test their physical and mental abilities. With the tremendous growth of CrossFit around the world, the Oval hosted some of the toughest competitors, and at the end of competition three men, three women, and three teams received invitations to the 2014 Reebok CrossFit Games in California.



### Rotary Skates For the World- Skatathon May 8, 2014

More than a hundred people skated to raise money to make sure the community's students get the best possible start to their day at the Richmond Sunset Rotary Club's 2nd annual Rotary Skates for the World skate-a-thon, presented by River Green at the Richmond Olympic Oval. This year's goal was to raise money for the Richmond School District 38 breakfast program. The remainder of the money raised will go towards eradicating polio, a longstanding cause supported by the Rotary Club.

### Rhythmic Gymnastics Millennium Cup May 16-18, 2014

The 15th Annual Millennium Cup was hosted at the Oval in a three day competition that saw athletes from across Canada, the United States, China, and Wales. The event was a great success with over 200 international individual and group competitors and hundreds of spectators daily.



### Orb Spring and Summer Warehouse Sale May 23-25, 2014

Over 1,000 shoppers daily enjoyed the Orb Clothing warehouse sale for its 2014 summer line. Men's and Women's outerwear, street-wear and accessories were available at a discount of up to 80% off.



### SOS Children's Village 10K Oval Run May 25, 2014

The North Plaza of the Oval was the site of the 6th Annual SOS Children's Village Run. The charity fundraises to support programs for foster children and youth in need. More than 400 runners enjoyed experiencing a number of exhibitors and entertainment throughout the day.



### Karate BC Provincial Championships May 30-June 1, 2014

Karate BC held their Provincial championship at the Oval from May 30-June 1, 2014. Both recreational and elite karate athletes, ages 5 through 75 from across British Columbia, took to the mat for the provincial title. This year, Karate BC is celebrating 40 years as a Provincial Sport Organization and will be hosting additional events throughout the weekend to honour this milestone.



### Corporate Champions June 7-8, 2014

Business organizations across Metro Vancouver gathered at the Oval to encourage team building and health and wellness in the workplace. Participants from 56 companies got out of the office and competed in a weekend of multi-sport action.





#### **Canadian Cancer Society Relay for Life** **June 14-15, 2014**

The Canadian Cancer Society Relay for Life is an event that brings together family and friends to celebrate cancer survivors, remember loved ones lost to cancer and to fight back against cancer in hopes to find a cure for the disease. The Relay hosted their 12-hour event at the Oval and teams raised funds for cancer care and research. Over \$40 million was raised across Canada.

#### **Canada Cup International Wheelchair Rugby Tournament** **June 16-21, 2014**

The 2014 Canada Cup International Wheelchair Rugby Tournament, which is considered one of the most prestigious wheelchair rugby tournaments in the world, took place from June 16-21 at the Richmond Olympic Oval. For the first time, the results at Canada Cup impacted the world rankings leading into the 2014 World Wheelchair Rugby Championships, so teams had an extra incentive to bring their best performances.

#### **2014 BC Provincial Fencing Championships** **June 20-22, 2014**

The BCFA welcomed athletes from the Canadian Fencing Federation and US Fencing Association to the Oval over a three day team event. This event is one of the major training events for athletes to prepare for national and international competitions.

#### **ScotDance Canada Championships** **July 2-6, 2014**

The Richmond Olympic Oval played host to the over 800 dancers who participated in the 40th ScotDance Canada Highland Dance Championship Series from July 2nd to 6th. With most sessions reaching capacity crowds of 6000 people, and possibly the largest stage ever brought

into the city, dancers from ages seven to twenty-eight enthralled the audience with their precision, agility and team work.

#### **Play4Life Breakaway 4on4 Ball Hockey Tournament** **July 12, 2014**

Goaltender Carey Price of the NHL Montreal Canadiens and Canadian Olympic gold medal men's hockey team was a key part of the Play4Life "breakaway ball hockey tournament" on July 12th, 2014. Joining Carey was Winnipeg Jet's Keaton Ellerby as they met with fans and signed autographs during the day. Families and spectators were welcomed at the event. Children and youth ages 8 to 16 took part in the tournament with prizes being awarded at the conclusion of the event.

#### **Noah Yelizarov Memorial Hockey Tournament** **August 17, 2014**

#### **Richmond Kajaks 10K Run** **August 17, 2014**

The Kajak 10k marked the eleventh event of the Lower Mainland Road Race Series. The course ran along the scenic Fraser River, starting and finishing at the Oval's North Plaza. Vancouver's Evan Elder held off Nicholas Browne of Richmond to win the last of the 10 Lower Mainland Road Race Series this year. Elder's winning time was 34:09, while Brown finished in 34:59. Jorge Parra of Tullahoma, Tenn. was third in 35:12, while the top female finisher was Taniith Maxwell of North Vancouver, who was sixth overall in 37:04.



### **TAFISA World Martial Arts Games September 3-7, 2014**

The Richmond Olympic Oval was home to The Association for International Sport for All (TAFISA) "World Martial Arts Games." The games were held September 3-7, 2014, and were the first of their kind, encompassing a martial arts festival that combined interactive demonstrations followed by a competition event that showcased the community of Sport for All martial arts athletes from around the world.



### **Rehab Equipment Expo September 8-9, 2014**

The Rehab Equipment Expo is an opportunity for clinic professionals and clients to test the latest products and technologies in community health accessibility and education. The event drew over five hundred clinicians and almost one hundred exhibitors.



### **Sportability Power Soccer Tournament October 3-5, 2014**

The Richmond Olympic Oval is fast becoming a home to wheelchair sport, and this Fall the Oval hosted the SportAbility Power Soccer Tournament. Known internationally as "powerchair football", power soccer is a form of the traditional soccer game modified for athletes in power wheelchairs. Played in co-ed teams, power soccer athletes skillfully manoeuvred, passed and shot an oversized soccer ball by bouncing it off a specialized foot-guard attached to the front of their power chairs.



### **PGA Trade Show October 13-16, 2014**

Making its inaugural appearance at the new facility in 2013, the show features industry exhibitors showcasing products on an array of equipment, apparel, carts, accessories, golf balls, footwear, training aids, software, sunglasses, signage, and storage solutions. The Show is attended

by the majority of the PGA of BC membership, representing over 120 golf facilities throughout the province, making it the largest golf buying show in British Columbia, with over \$2 Million in orders written.



### **Western Marine Trade Show October 17-19, 2014**

Western Marine Company is a distributor of marine parts and accessories serving wholesale customers throughout Canada. Over 700 staff representing more than 300 dealerships across Canada attended the 15th annual Western Marine and Transat Marine Trade Show. This was an opportunity for retail professionals to see and test some of the latest gear in the industry.



### **2nd Annual Pacific Coast Female Hockey Classic 2014 October 24-26, 2014**

The Richmond Ravens hosted the 2nd Annual Pacific Coast Female Rep Hockey Classic at the Richmond Olympic Oval. The tournament hosted top rep teams at the Pee Wee, Bantam & Midget levels from Western Canada and the Western United States.



### **West Coast Winter Fitness Challenge November 7-9, 2014**

The West Coast Winter Fitness Challenge, produced by Triple Crown Events, is a three day challenge to decide the region's fittest athlete. Athletes competed in areas of weightlifting, powerlifting, gymnastics and cardio. There were 48 Female and 48 Male individuals competing, and 32 Co-Ed Teams comprised of 4 athletes. The 7 Events over the three days determined the winners for cash and prizes.





#### **Orb Fall Warehouse Sale** **November 14-16, 2014**

Over 1,000 shoppers daily enjoyed the Orb Clothing warehouse sale for its 2014 winter line. Men's and Women's outerwear, street-wear and accessories were available at a discount of up to 80% off.

#### **2014 BC Cup Handball Tournament** **November 15-16, 2014**

With previous success in Richmond, the 2014 BC Cup Handball tournament will be expanding into a two day tournament in 2014, 2015 and 2016. The tournament even brought out famed members of the BC Handball's historic past. The San Francisco CalHeat Team Handball Club came out on top to win the Men's Division championship and the Vancouver HC won the Women's Division title.

#### **Hockey Canada Century Tour** **November 14-17, 2014**

Hockey Canada launched the Century Tour to commemorate its 100th anniversary. A 20,000-square-foot interactive hockey experience caravan visited the Richmond Oval in mid November. Fans visiting the Century Tour were immersed in the excitement, history and energy that is Canadian hockey, including a state-of-the-art interactive timeline of milestone hockey moments, on-ice experiences on a synthetic ice rink, programs and activities specifically developed for families, and a celebration of both Team Canada and local community hockey leaders.

#### **10 Annual De Danaan Christmas Feis** **November 29-30, 2014**

This 10th annual Christmas event is a celebration of Gaelic culture through song, dance, music and theatre. Close to 2000 people including participants and spectators enjoyed Irish dance competitions all weekend at the Oval. Prizes were awarded for Beginner, Novice and Advanced jig categories for dancers five to eighteen years of age. Participants also enjoyed Irish singing from local artists.

#### **BC Lions Skills for Life Summit** **December 1, 2014**

The B.C. Lions held classes for more than 120 students from across the province. The athletes presented 'Erase Bullying' and 'Be More Than a Bystander', a program that talks about violence against women. These programs were all part of the Skills for Life Summit, a joint effort between the Ministry of Education, the B.C. Lions, and Pacific NorthWest LNG.

#### **Pink Cheer Championships** **December 6, 2014**

Panther Cheer Athletics 15th Annual Pink Championships took place the first weekend in December. The event showcased 40 athletes from three to seventeen years of age who competed in cheerleading and dance.

## Events Secured in 2014 (2015 & Beyond)

Event	DATE
Harry Jerome Indoor Track Meet	Feb 2011-2016
Football BC Provincial Combine	Feb 2013-2015
Karate National Championships	Jan 2014-2017
Fencing World Cup	Feb 2014-2016
Fencing World Gran Prix	Mar 2014-16
Fencing Provincial Championship	June 2014-16
Age Class Wrestling Provincial Championships	Jan 2015
Red Bull Crashed Ice Regional Qualifiers	Feb 2015
BC Powerlifting Association Open	Feb 2015
Lower mainland AAA and AAAA Basketball Championships	Feb 2015
Panther Cheer Mardi Parti Championships	Feb 2015
2015 Western Canadian Fencing Championship	Mar 2015
Weightlifting Western Canadian Championship	Mar 2015
Judo Pacific International	Mar 2015-2016
WC Rugby Vancouver Invitational	Mar 2015-2016
Sitting Volleyball National Championship	April 2015
Province Gran Forza Pentathlon	April 2015
Volleyball Provincials	April 2015
36th Annual Can-Am International Martial Arts Championships	May 2015
Millennium Cup Rhythmic Gymnastics	May 2015
Fencing Nationals Championships	May 2015
Rhythmic Gymnastics National Championships	May 2015
Karate Provincials	May 2015
Fencing Provincials	June 2015
Baden Cup Volleyball Tournament	July 2015
Tournament of Champions Hockey Tournament	July 2015
Volleyball National Team Challenge Cup	July 2015
West Coast Classic Basketball	July/Aug 2015
BC Handball Cup	Nov 2015
Feis Irish Dancing Competition	Nov 2015-2016
Powerlifting Commonwealth Championships	Dec 2015
Panther Cheer	Dec 2015
Karate North America Cup	2017
IKGA World Karate Championships	Sept 2017

## APPENDIX C | Awards

Awarding Body	Award
International Olympic Committee, International Association for Sports and Leisure Facilities	IOC/IAKS Gold Medal
International Paralympic Committee, International Association for Sports and Leisure Facilities	IPC/IAKS Distinction Award
Canadian Interiors, Best in Canada Design Awards	Best of Canada Design Award
CEBC Awards for Engineering Excellence	Merit Award
Royal Architectural Institute of Canada	Award of Excellence for Innovation in Architecture
Vancouver Organizing Committee	Sustainability Star Award
Wood WORKSI	Institutional Wood Design
Institution of Structural Engineers	Sports of Leisure Structures Award
The ASHRAE Technology Awards	Region XI Winner: New Public Assembly Building
Canadian Consulting Engineer Awards	Technical Merit Award
National Council of Structural Engineers Association	Finalist Award of Exceptional Merit in Buildings over \$100 million
The Globe Foundation and the World Green Building Council	Excellence for Green Building Award
VRCA Awards of Excellence	Chairman's Trade Award Gold
VRCA Awards of Excellence	Chairman's Trade Award Silver
VRCA Awards of Excellence	President's Trade Award Silver
VRCA Awards of Excellence	Manufacturer & Supplier Silver
VRCA Awards of Excellence	Electrical Contractors Over \$1 Million - Gold
VRCA Awards of Excellence	General Contractor of the Year Award
VRCA Awards of Excellence	Trade Contractor of the Year Award
CISC/ICCA Steel Awards (British Columbia Chapter)	Outstanding Steel Structure: Engineering Division Award of Excellence
Canadian Wood Council	North American Wood Design Award
Inform Awards	Honor Award, Interior Design
Concrete Reinforcing Steel Institute	Award winner, Cultural & Entertainment Facilities
Society of American Registered Architects (SARA), New York Council	Citation
VANOC Sustainability Star Award	The 2009 Sustainability Star
2010 BUILDINGS Project Innovations Awards	Grand Prize Winner (New Construction Category)
2010 SARA Professional Design Awards Program	2010 Design Awards Competition (Philadelphia)
2010 International Property Award (Bloomberg, Inc.)	Public Services Development
2010 Athletic Business	Facility of Merit
2010 European Centre for Architecture Art Design and Urban Studies and The Chicago Athenaeum: Museum of Architecture	Green GOOD Design Awards
2010 ARIDO Award	Awards of Merit, Public and Institutional Spaces
2010 REBGV Commercial Building Awards	Legacy Merit Award
ArchDaily Building of the Year 2010	Sports Category Winner
International Property Awards	Best Public Services Development Canada
IOC/IAKS 2011	Gold Medal Award
IPC/IAKS	Distinction Award
2010 CISC "National" Steel Design Award	Best of the Best - Across Canada



# Appendix D | Management's Discussion and Analysis

Management's discussion and analysis provides an overview of the Corporation's business operations for the year ended December 31, 2014 relative to the year ended December 31, 2013.

This management's discussion and analysis should be read in conjunction with the Corporation's audited financial statements for the year ended December 31, 2014 and the accompanying notes. The financial statements are prepared in accordance with Canadian generally accepted accounting principles (GAAP) as prescribed by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants Canada. All figures presented in the following are expressed in Canadian dollars and are rounded to the nearest \$1,000.

## About the corporation

The Richmond Olympic Oval Corporation (the "Corporation") was incorporated on June 16, 2008 under the Business Corporations Act of British Columbia as a municipal corporation wholly-owned by the City of Richmond (the "City"). The Corporation's objectives with respect to the long-term use and operation of the Richmond Olympic Oval facility (the "Oval") include but are not limited to the following: a) the Oval will be developed, used and promoted for a training and competition facility for high performance sport; b) the Oval will provide facilities, programs and services for quality sport, fitness, recreational uses and wellness services for the Richmond community, neighbouring communities and the general public; c) the Oval will provide facilities for non-sporting, community and entertainment events; and d) the Oval will provide ancillary commercial, retail, health and wellness services to enhance its use in respect of the activities set out above.

The Corporation operates in a highly competitive sport and fitness market which offers personal and group training classes, high performance training, personal training, wellness and fitness equipment, weight training and sport specific facilities and training. The Corporation also hosts many local and national events and also has various open spaces and rooms which are available for rent to the public.

## Overview of Performance

### Revenue

2014 revenue from memberships, admissions and programs totalled \$6,878,000 (2013 - \$6,568,000). In 2014 revenue from these sources of \$994,000 was deferred to fiscal 2015 (2013 - \$1,008,000 was deferred to 2014).

The City applies for and receives funding from the 2010 Games Operating Trust ("GOT") as explained in note 5 to the financial statements. The City received \$2,271,000 during the year which was recognized as revenue earned in the year (2013 - \$2,823,000).

The Corporation received a contribution of \$3,208,000 from the City in 2014 (2013 - \$3,575,000 of which \$430,000 was for the Mezzanine Infill project).

Other revenue of \$1,413,000 was recognized in 2014 (2013 - \$1,235,000) and mainly consisted of parking, leasing and sponsorship revenue. In addition included in other revenue is \$398,000 (2013 - \$355,000) pertaining to Sport Hosting revenue. The Sport Hosting function is fully funded by the hotel tax. The funding is recognized as deferred revenue until it is spent at which time the revenue and expense are both recognized.

### Expenses

During 2014, expenses were incurred for the following:

- Salaries and benefits of \$6,940,000 (2013 - \$6,713,000). There were approximately 59 full-time and 208 part-time employees on the payroll as of December 31, 2014; (2013 - 60 full-time and 168 part-time employees);
- Other operating expenses incurred in 2014 totalled \$4,149,000 (2013 - \$3,796,000) and mainly included the following:
  - » Facility operations of the Oval including the heat, light and power, the ice-making equipment and building maintenance;
  - » Amortization costs of tangible capital assets;
  - » Property and liability insurance; and
  - » Costs associated with running the Oval high performance and fitness programs;
  - » Administration costs related to accounting, information technology, development of organizational infrastructure such as safety programs, internal controls, office supplies and equipment support, human resource policies, etc;
  - » Costs related to marketing the Oval sport fitness programs and rentals of facilities;
  - » Sport Hosting department related expenditures; and
  - » Professional fees mainly related to leases for prospective tenants, other legal agreements and audit fees;

The annual surplus for the 2014 year was \$2,681,000. In 2013, excluding a one-time contribution towards the Mezzanine infill project, the annual surplus for 2013 was \$3,262,000 before transfers to Capital Reserves and Provisions. The total accumulated surplus as of December 31, 2014 is \$11,718,000 (2013 - \$9,038,000). Please refer to note 10 to the financial statement notes for the details of the accumulated surplus balance.

## Summary of Financial Position

The following table presents summary information on the Corporation's financial position at December 31, 2014.

	<b>\$000s</b>	
	<b>2014</b>	<b>2013</b>
Financial Assets	\$10,635	\$10,863
Financial Liabilities	7,080	5,058
Net Financial assets	\$3,555	\$5,805
Non – Financial assets	\$8,163	\$3,233
Accumulated surplus	\$11,718	\$9,038

### Financial Assets

The Corporation has a cash balance of \$1,616,000 at year end (2013 - \$1,963,000). The accounts receivable aggregating \$341,000 (2013 - \$223,000) resulted primarily from sponsorship fees, leases, sales of memberships, admissions, programs, rentals and special events. The Investment balance of \$8,678,000 (2013 - \$8,676,000) represents the Corporation's investments held in term deposits.

### Financial Liabilities

Accounts payable and accrued liabilities of \$2,587,000 (2013 - \$1,692,000) include payroll accruals, trade payables for heat, light, power, legal and audit fees, GST payable and holdbacks on capital projects. Deferred revenue of \$4,316,000 (2013 - \$2,824,000) includes unspent funding pertaining to the Sport Hosting department and the Richmond Olympic Experience project, sponsorship fees, and the pro rata portion of fees received in 2014 for membership and programs to be delivered in 2015. The amount due to the City of \$166,000 (2013 - due to the City of \$532,000) arises in the normal course of operations, which will be repaid by the Corporation. A rental deposit of \$9,000 (2013 - \$9,000) is held as of the end of the year.

### Non-Financial Assets

As at December 31, 2014, the Corporation had \$9,459,000 (2013 - \$4,674,000) of capital assets primarily pertaining to athletic equipment, building improvements, computer software and equipment, facility equipment, staff uniforms, and work-in-progress related to the Richmond Olympic Experience and the Mezzanine Infill project. Amortization for the year was \$373,000 (2013 - \$310,000). Accumulated amortization of the capital assets amounted to \$2,383,000 (2013 - \$2,011,000) at year end.

Deferred lease costs of \$155,000 (2013 - \$142,000) are direct costs incurred in connection with leases and are deferred and amortized over the terms of the lease.

Prepaid expenses of \$850,000 (2013 - \$426,000) consists of unamortized portions of the premiums on the Corporation's insurance policies together with prepaid information technology licences, equipment maintenance, and deposits on simulators.

### Accumulated Surplus

The Corporation has an authorized share capital consisting of an unlimited number of common shares without par value. One share has been issued to the Corporation's parent, the City.

The capital reserve balance is \$2,648,000 (2013 - \$4,732,000), other reserves/provisions is \$682,000 (2013 - \$577,000), accumulated operating surplus is \$1,313,000 (2013 - \$1,065,000), and the amount invested in tangible capital assets is \$7,076,000 (2013 - \$2,664,000) for a total accumulated surplus balance of \$11,718,000 (2013 - \$9,038,000).

## Liquidity and Capital Resources

### Operating

Cash provided by operations in the year amounted to \$4,439,000 (2013 - \$6,065,000).

### Capital Activities

The Corporation purchased capital assets consisting primarily of the sport and fitness, information technology, facility equipment and work-in-progress for the Richmond Olympic Experience and the Mezzanine Infill project totalling \$4,785,000 (2013 - \$2,279,000).

### Investing

The Corporation has invested an additional \$1,000 (2013 - \$3,871,000) in term deposits in 2014 for a total of \$8,678,000 of investments as of December 31, 2014 (2013 - \$8,677,000).

### Related Party Transactions

The Corporation is a municipal corporation wholly-owned by the City which is its only related party. Note 12 to the financial statements discloses related party transactions.

# Appendix E | Audited Financial Statements

Consolidated Financial Statements of

## **RICHMOND OLYMPIC OVAL CORPORATION**

Year ended December 31, 2014



**KPMG LLP**  
**Chartered Accountants**  
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Burnaby BC V5H 4N2  
Canada

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## INDEPENDENT AUDITORS' REPORT

To the Shareholder of Richmond Olympic Oval Corporation

We have audited the accompanying consolidated financial statements of Richmond Olympic Oval Corporation, which comprise the consolidated statement of financial position as at December 31, 2014, the consolidated statements of operations, consolidated changes in net financial assets and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditors' Responsibility*

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform an audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained in our audit is sufficient and appropriate to provide a basis for our audit opinion.



*Opinion*

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of Richmond Olympic Oval Corporation as at December 31, 2014 and its results of operations, its changes in net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

*KPMG LLP*

Chartered Accountants

April 28, 2015

Burnaby, Canada

# **RICHMOND OLYMPIC OVAL CORPORATION**

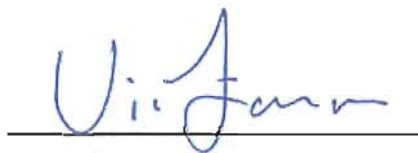
## **Consolidated Statement of Financial Position**

December 31, 2014, with comparative information for 2013


	2014	2013
<b>Financial Assets</b>		
Cash	\$ 1,616,338	\$ 1,963,267
Investments (note 3)	8,677,855	8,676,448
Accounts receivable	340,779	223,030
	<u>10,634,972</u>	<u>10,862,745</u>
<b>Financial Liabilities</b>		
Accounts payable and accrued liabilities	2,587,430	1,692,492
Deferred revenue (note 6)	4,316,354	2,824,218
Due to City of Richmond (note 7)	166,413	532,415
Rental deposits	9,263	9,263
	<u>7,079,460</u>	<u>5,058,388</u>
Net financial assets	3,555,512	5,804,357
<b>Non-Financial Assets</b>		
Tangible capital assets (note 8)	7,075,748	2,663,644
Deferred lease costs (note 9)	155,250	141,665
Inventories of supplies	81,535	1,755
Prepaid expenses and other deposits	850,325	426,251
	<u>8,162,858</u>	<u>3,233,315</u>
Economic dependence (note 14)		
Accumulated surplus (note 10)	\$ 11,718,370	\$ 9,037,672

See accompanying notes to financial statements.

Approved on behalf of the Board:



Director



Director

# RICHMOND OLYMPIC OVAL CORPORATION

## Consolidated Statement of Operations

For the year ended December 31, 2014

	2014 Budget (note 2(j))	2014	2013
Revenue:			
2010 Games Operating Trust Fund (note 5)	\$ 2,200,000	\$ 2,270,900	\$ 2,823,239
Contribution from City of Richmond (note 12)	3,208,000	3,207,600	3,574,700
Memberships, admissions and programs	6,421,758	6,877,930	6,568,014
Other	1,310,830	1,412,922	1,235,038
	13,140,588	13,769,352	14,200,991
Expenses:			
Salaries and benefits	7,177,888	6,939,941	6,712,878
Utilities	1,050,000	900,555	1,002,566
Amortization	486,125	372,635	309,991
Supplies and equipment	631,450	794,399	618,349
Insurance	335,225	337,034	350,543
General and administration	894,253	675,819	642,501
Marketing and sponsorship	267,450	197,708	209,857
Program services	604,363	744,639	619,247
Professional fees	118,080	125,924	42,592
	11,564,834	11,088,654	10,508,524
Annual surplus	1,575,754	2,680,698	3,692,467
Accumulated surplus, beginning of year	9,037,672	9,037,672	5,345,205
Accumulated surplus, end of year	\$ 10,613,426	\$ 11,718,370	\$ 9,037,672

See accompanying notes to financial statements.

# RICHMOND OLYMPIC OVAL CORPORATION

## Consolidated Statements of Changes in Net Financial Assets

For the year ended December 31, 2014

	2014 Budget (note 2(j))	2014	2013
Annual surplus for the year	\$ 1,575,754	\$ 2,680,698	\$ 3,692,467
Acquisition of tangible capital assets	(2,872,465)	(4,784,739)	(2,279,138)
Amortization of tangible capital assets	486,125	372,635	309,991
	(2,386,340)	(4,412,104)	(1,969,147)
Amortization of deferred lease costs	-	17,932	17,711
Acquisition of inventory of supplies	-	(80,560)	(1,390)
Increase in prepaid expenses	-	(1,309,901)	(582,833)
Consumption of Inventory	-	780	2,143
Use of prepaid expenses and other deposits	-	885,827	585,536
Additions of deferred leasing costs	-	(31,517)	(38,190)
Change in net financial assets	(810,586)	(2,248,845)	1,706,297
Net assets, beginning of year	5,804,357	5,804,357	4,098,060
Net financial assets, end of year	\$ 4,993,771	\$ 3,555,512	\$ 5,804,357

See accompanying notes to financial statements.



# RICHMOND OLYMPIC OVAL CORPORATION

## Consolidated Statements of Cash Flows

For the year ended December 31, 2014 and 2013

	2014	2013
Cash provided by (used in):		
Operations:		
Annual surplus	\$ 2,680,698	\$ 3,692,467
Items not involving cash:		
Amortization of tangible capital assets	372,635	309,991
Amortization of deferred lease costs	17,932	17,711
Changes in non-cash operating working capital:		
Accounts receivable	(117,749)	167,051
Deferred lease costs	(31,517)	(38,190)
Inventory	(79,780)	753
Prepaid expenses and other deposits	(424,074)	2,703
Accounts payable and accrued liabilities	894,938	740,276
Deferred revenue	1,492,136	506,848
Due to the City of Richmond	(366,002)	665,047
	4,439,217	6,064,657
Capital activities:		
Cash used to acquire tangible capital assets	(4,784,739)	(2,279,138)
Investing activities		
Purchase of investments	(1,407)	(3,871,085)
Financing activities:		
Repayment of obligations under capital leases	-	(8,491)
Increase in rental deposits	-	3,750
	-	(4,741)
Decrease in cash	(346,929)	(90,307)
Cash, beginning of year	1,963,267	2,053,574
Cash, end of year	\$ 1,616,338	\$ 1,963,267

See accompanying notes to financial statements.

# **RICHMOND OLYMPIC OVAL CORPORATION**

## Notes to Financial Statements

For the year ended December 31, 2014

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### **1. Incorporation and nature of business:**

The Richmond Olympic Oval Corporation (the "Corporation") was incorporated on June 16, 2008 under the Business Corporations Act of British Columbia as a municipal corporation wholly-owned by the City of Richmond (the "City"). The business of the Corporation is to use the Richmond Olympic Oval facility (the "Oval") to provide a venue for a wide range of sports, business and community activities, including, but not limited to, being the long-track speed skating venue for the 2010 Olympic and Paralympic Winter Games (the "Games").

### **2. Significant accounting policies:**

#### **(a) Basis of presentation:**

These financial statements have been prepared in accordance with Canadian generally accepted accounting principles (GAAP) as prescribed by the Public Sector Accounting Board (PSAB) of the Chartered Professional Accountants of Canada.

The consolidated financial statements include the accounts of all the funds of the Corporation and the Corporation's 50% proportionate share of operations of VROX Sport Simulation Ltd (VROX). VROX is a government partnership established to develop, manufacture and sell sport simulators to the Corporation and third party customers.

#### **(b) Investment in government partnership**

Government partnerships are accounted for under the proportionate consolidation method, where the Corporation's share of the partnership is accounted for on a line-by-line basis on the financial statements.

#### **(c) Revenue recognition:**

Memberships, admissions and programs fees are recorded as revenue in the period that the services are rendered, with any unearned portion recorded as deferred revenue. Annual distributable amounts and trust income amounts are recognized as revenue when the amounts are approved by 2010 Games Operating Trust (note 5) and when the related operating expenses and capital maintenance costs of the Oval are incurred.

Sponsorship revenues are deferred and amortized to revenue over the term of sponsorship agreements.

Restricted contributions are deferred and recognized as revenue when the resources are used for the purposes specified by the related agreement.

#### **(d) Financial instruments:**

Financial instruments are initially classified upon initial recognition as a fair value or amortized cost instrument. The Corporation holds financial instruments consisting of accounts receivables and term deposits that mature within one year. Due to the short-term nature of these assets, their fair values approximate book value.

The Corporation does not have any financial instruments required or elected to be subsequently recorded at fair value.

# **RICHMOND OLYMPIC OVAL CORPORATION**

Notes to Financial Statements (continued)

For the year ended December 31, 2014

## **2. Significant accounting policies (continued):**

### **(e) Non-financial assets:**

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

### **(f) Capital assets:**

#### **(i) Tangible capital assets:**

Tangible capital assets are recorded at cost. Amortization is provided on a straight-line basis at rates that reflect estimates of the economic lives of the assets over the following periods:

Assets	Rate
Athletic equipment	5 years
Building improvements	5 years
Automobile	5 years
Facility equipment	3 years
Computer software and equipment	3 years
Uniforms, ice skates and helmets	3 years
Signage	3 years

Tenant improvements are amortized over the term of the lease.

#### **(ii) Impairment of tangible capital assets:**

Tangible capital assets are written down when conditions indicate that they no longer contribute to the Company's ability to provide goods and services, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value. The net write-downs are accounted for as expenses in the statement of operations.

#### **(iii) Deferred lease costs:**

The initial direct costs incurred in connection with leases of rental properties in the Oval are deferred and amortized over the initial term of the leases. Such costs include agent commissions, legal fees, and costs of negotiating the leases.

# **RICHMOND OLYMPIC OVAL CORPORATION**

Notes to Financial Statements (continued)

For the year ended December 31, 2014

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## **2. Significant accounting policies (continued):**

(g) Pension plan:

The Corporation and its employees make contributions to the Municipal Pension Plan (the "Plan"). As the Plan is a multi-employer contributory defined benefit pension plan, these contributions are expensed as incurred.

(h) Income Taxes:

The Corporation is not subject to income taxes as it is a municipal corporation wholly-owned by the City of Richmond.

(i) Functional and object reporting:

The operations of the Corporation are comprised of a single function, which includes sports, fitness, and recreation. As a result, the expenses of the Corporation are presented by object in the statement of operations.

(j) Budget data:

The budget data presented in these financial statements is based upon the 2014 budget approved by the Board of Directors on November 27, 2013.

(k) Use of estimates:

The preparation of financial statements requires management to make estimates and assumptions that could affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Significant areas requiring the use of management estimates relate to the determination of valuation of accounts receivable, useful lives of tangible capital assets for amortization, and deferred lease costs. Actual results could differ from those estimates. The estimates are reviewed periodically and as adjustments become necessary, they are recorded in earnings in the year in which they become known.

(l) Government transfers:

Restricted transfers from governments are deferred and recognized as revenue as the related expenditures are incurred or the stipulations in the related agreement are met. Unrestricted transfers are recognized as revenue when received or if the amount to be received can be reasonably estimated and collection is reasonably assured.

# RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements (continued)

For the year ended December 31, 2014

## 3. Investments:

Investments represent term deposits as follows:

Purchase Date	Maturity Date	2014	2013
October 30, 2013	February 27, 2014	\$ -	\$ 1,010,754
October 31, 2013	February 28, 2014	-	3,747,109
November 12, 2013	February 10, 2014	-	1,851,597
December 23, 2013	March 24, 2014	-	2,066,988
November 24, 2014	February 23, 2015	3,251,297	-
November 25, 2014	February 23, 2015	3,821,881	-
December 22, 2014	March 23, 2015	1,604,677	-
Total		\$ 8,677,855	\$ 8,676,448

The interest rate of the term deposits range from 1.80% to 1.90%.

## 4. Richmond Oval Agreement:

The Corporation is party to the Richmond Oval Agreement (the "Agreement") with the City, which had an effective date of July 1, 2008. The Agreement established the terms and conditions of the relationship between the City and the Corporation.

## 5. 2010 Games Operating Trust Fund:

On November 14, 2002, under the terms of the Multiparty Agreement for the Games, the Government of Canada and the Province of British Columbia agreed to establish the Legacy Endowment Fund (the "Fund") and to each contribute \$55 million. On March 31, 2004, under the terms of the 2010 Games Operating Trust Agreement, an irrevocable trust was created known as GOT and the 2010 Games Operating Trust Society (the "Society") became the trustee of the Fund. The purpose of the Fund is to fund operating expenses and capital maintenance costs of certain facilities created for the Games, specifically the Oval and the Whistler Sliding Centre and Nordic Centre, and to assist with the continued development of amateur sport in Canada. Subsequent to the formation of the Trust, the City, as owner of the Oval, became a beneficiary of the Trust and became responsible for complying with obligations set by the Trust and GOT in order to receive funding.

Effective December 31, 2007:

- (a) the GOT Board divided the Fund into three funds: the Speed Skating Oval Fund; the Whistler Sliding Centre and Nordic Centre Fund, and the Contingency Fund; and
- (b) the GOT Board divided the capital and any accumulated but undistributed income of the Fund as follows: Speed Skating Oval Fund (40%), Whistler Sliding Centre and Nordic Centre Fund (40%), and the Contingency Fund (20%).

# RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements (continued)

For the year ended December 31, 2014

## 5. 2010 Games Operating Trust Fund (continued):

Effective April 21, 2009, the City entered into an agreement with VANOC. The agreement details the terms and conditions to which the City is required to adhere in order to receive funding from GOT. Effective September 1, 2011 VANOC assigned the agreement to the Society.

Funds from GOT are paid to the City first and the City distributes the funds to the Corporation.

Revenue from GOT is comprised of:

	2014	2013
2013 annual distributable amount approved and received in 2014	\$ 2,270,900	\$ -
2012 annual distributable amount approved and received in 2013	-	2,823,239
	<u>\$ 2,270,900</u>	<u>\$ 2,823,239</u>

## 6. Deferred revenue:

	2014	2013
Balance, beginning of year	\$ 2,824,218	\$ 2,317,370
Add: additions	9,782,988	8,309,900
Less: revenue recognized	(8,290,852)	(7,803,052)
Balance, end of year	<u>\$ 4,316,354</u>	<u>\$ 2,824,218</u>

Deferred revenue comprises of:

	2014	2013
Memberships and programs	\$ 993,972	\$ 1,008,067
Sponsorship fees	1,087,500	333,333
Sport Hosting funding (note 12(ii))	554,706	552,642
Richmond Olympic Experience (note 12(ii))	1,680,176	930,176
	<u>\$ 4,316,354</u>	<u>\$ 2,824,218</u>

## 7. Due to the City of Richmond:

The amount due to the City of Richmond arises in the normal course of business and is non-interest bearing with no stated repayment terms.

# RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements (continued)

For the year ended December 31, 2014

## 8. Tangible capital assets:

Cost	Balance at December 31, 2013	Additions	Balance at December 31, 2014
Athletic equipment	\$ 974,709	\$ 113,194	\$ 1,087,903
Automobile	23,158	-	23,158
Building improvements	119,600	168,506	288,106
Computer software and equipment	1,181,355	173,742	1,355,097
Facility equipment	190,162	124,513	314,675
Signage	43,884	8,695	52,579
Tenant improvements	16,979	48,750	65,729
Uniforms, ice skates, and helmets	146,344	7,312	153,656
Work in progress	1,978,095	4,140,027	6,118,122
	<b>\$ 4,674,286</b>	<b>\$ 4,784,739</b>	<b>\$ 9,459,025</b>

Accumulated Amortization	Balance at Dec 31, 2013	Amortization Expense	Balance at Dec 31, 2014
Athletic equipment	\$ 603,837	\$ 147,873	\$ 751,710
Automobile	15,825	4,632	20,457
Building improvements	27,304	41,589	68,893
Computer software and equipment	1,109,905	81,506	1,191,411
Facility equipment	71,040	73,865	144,905
Signage	41,791	2,457	44,248
Tenant improvements	16,855	6,718	23,573
Uniforms, ice skates, and helmets	124,085	13,995	138,080
	<b>\$ 2,010,642</b>	<b>\$ 372,635</b>	<b>\$ 2,383,277</b>

	Net book value December 31, 2014	Net book value December 31, 2013
Athletic equipment	\$ 336,193	\$ 370,872
Automobile	2,701	7,333
Building improvements	219,213	92,296
Computer software and equipment	163,686	71,450
Facility equipment	169,770	119,122
Signage	8,331	2,093
Tenant improvements	42,156	124
Uniforms, ice skates, and helmets	15,576	22,259
Work in progress	6,118,122	1,978,095
	<b>\$ 7,075,748</b>	<b>\$ 2,663,644</b>

# RICHMOND OLYMPIC OVAL CORPORATION

Notes to Financial Statements (continued)

For the year ended December 31, 2014

## 8. Tangible capital assets (continued):

The Oval land and building complex and its major equipment components are the property of the City and are not recorded in these financial statements.

### (a) Work in progress

Work in progress, having a value of \$6,118,122 (2013 - \$1,978,095) have not been amortized. Amortization of these assets will commence when the asset is put into service.

### (b) Writedown of tangible capital assets

There was no write down of tangible capital assets during the year (2013 - nil).

## 9. Deferred lease costs:

	2014	2013
Balance, beginning of year	\$ 141,665	\$ 121,186
Add: additions	31,518	38,190
Less: amortization	(17,933)	(17,711)
Balance, end of year	\$ 155,250	\$ 141,665

## 10. Accumulated surplus:

Accumulated surplus is comprised of:

	2014	2013
Share Capital	\$ 1	\$ 1
Capital reserve	2,647,658	4,731,850
Other reserves/provisions	681,709	577,108
Operating surplus	1,313,254	1,065,070
Invested in tangible capital assets	7,075,748	2,663,643
	\$ 11,718,370	\$ 9,037,672



# **RICHMOND OLYMPIC OVAL CORPORATION**

Notes to Financial Statements (continued)

For the year ended December 31, 2014

---

## **11. Financial risk management:**

The Corporation has exposure to the following risks from the use of financial instruments: credit risk, market risk, and liquidity risk. The Board of Directors ensures that the Corporation has identified its major risks and ensures that the management monitors and controls them.

### **a) Credit risk**

Credit risk is the risk of financial loss to the Corporation if a counterparty to a financial instrument fails to meet its contractual obligations. Such risks arise principally from certain financial assets held by the Corporation consisting of investments and account receivables. The Corporation assesses these financial assets on a continuous basis for any amounts that are not collectible or realizable.

It is management's opinion that the Corporation is not exposed to significant credit risk from its financial instruments.

### **b) Market risk**

Market risk are changes in market prices, such as interest rates, will affect the Corporation's income. The objective of market risk management is to control market risk exposures within acceptable parameters while optimizing the return of risk.

Interest rate risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in the market interest rate.

It is management's opinion that the Corporation is not exposed to significant market or interest rate risk from its financial instruments.

### **c) Liquidity risk**

Liquidity risks are the risk that the Corporation will not be able to meet its financial obligations as they come due. The Corporation manages liquidity risks by continually monitoring actual and forecasted cash flows from operations and anticipated investing and financing activities to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Corporation's reputation.

It is management's opinion that the Corporation is not exposed to significant liquidity risk.

# **RICHMOND OLYMPIC OVAL CORPORATION**

Notes to Financial Statements (continued)

For the year ended December 31, 2014

---

## **12. Related party transactions:**

- (i) The Corporation leases the Oval from the City for \$1 annually.

Included in general and administration expenses are fees of \$132,788 to the City for the provision of city staff time in fiscal year 2014 (2013 - \$63,630).

In 2014, \$70,000 (2013 - \$70,000) of salaries and benefits expenses were charged to the City relating to the costs of the Corporation's staff time for services performed.

In accordance with the Agreement, the City will provide, for the first fifteen years of the term, financial support as agreed between the City and the Corporation from time to time; for the years 2010, 2011 and 2012 the annual financial support shall not be less than \$1.5 million per year indexed at the City of Vancouver's Consumer Price Index. After fifteen years, any financial assistance from the City will be determined by the City in its sole discretion. During 2014, the Corporation received a contribution from the City of \$3,207,600 (2013 - \$3,574,700). In 2013, \$430,000 of this contribution was for the Mezzanine Infill project, no further amounts were contributed for this project in 2014.

- (ii) Effective July 1, 2011, the Sport Hosting function of the City was transferred to the Corporation. This function is fully funded by the hotel tax. In 2014, \$400,000 (2013 - \$400,000) was transferred from the City to the Corporation as funding for the operations of that department. As at December 31, 2014, \$554,706 (2013 - \$552,642) was included in deferred revenue (note 6) and \$397,936 (2013 - \$355,137) was recognized in memberships, admissions, and programs on the statement of operations.

The Corporation also received \$500,000 from the hotel tax funding in 2014 (2013 - \$500,000) to be used to purchase capital assets related to the Richmond Olympic Experience project. In order to retain this funding, the Oval must maintain and operate the capital assets purchased with these funds over the life of the capital assets. On an annual basis, the Oval must provide a report to the City as to the use of the funds and the maintenance and operation of these capital assets. In addition, the Corporation received \$250,000 of grant funding from a third party that is also to go towards the purchase of capital assets related to the Richmond Olympic Experience project. Currently, \$1,680,176 (2013 - \$930,176) of the funds restricted for the purchase of capital assets for the Richmond Olympic Experience remains in deferred revenue and the revenue will be recognized over the life of the underlying assets once the project is complete.

- (iii) During the year, the Corporation made a deposit of \$485,000 to VROX for the purchase of sports simulators for the Richmond Olympic Experience project. This transaction is in the normal course of operations and is measured at the exchange amount, which is the amount of consideration established and agreed to by the Corporation and VROX.

The assets and liabilities of VROX as at December 31, 2014 were \$489,206 and \$609,965 respectively.

# **RICHMOND OLYMPIC OVAL CORPORATION**

Notes to Financial Statements (continued)

For the year ended December 31, 2014

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## **13. Pension plan:**

The Corporation and its employees contribute to the Municipal Pension Plan (the "Plan"), a jointly trusteesd pension plan. The Plan's Board of Trustees, representing plan members and employers, is responsible for overseeing the management of the Plan, including the investment of the assets and administration of benefits. The Plan is a multi-employer contributory pension plan. Basic pension benefits provided are based on a formula. The Plan has about 182,000 active members and approximately 75,000 retired members. Active members include approximately 78 contributors from the Corporation.

Every three years an actuarial valuation is performed to assess the financial position of the Plan and the adequacy of Plan funding. The most recent valuation as at December 31, 2012 indicated an unfunded liability of \$1,370 million for basic pension benefits. The next actuarial valuation will be performed as at December 31, 2015 with results available in 2016. Employers participating in the Plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution plan accounting). This is because the Plan records accrued liabilities and accrued assets for the Plan in aggregate with the result that there is no consistent and reliable basis for allocating the obligation, assets and cost to the individual employers participating in the Plan.

The funding deficit noted above represents a deficit for the Plan as a whole. Management considers the Corporation's future contributions to the Plan not to be significant. During the current fiscal year, the Corporation paid \$338,471 (2013 - \$312,990) as employer contributions to the Pension Plan.

## **14. Economic dependence:**

The Corporation is economically dependent on receiving funding from GOT and the City.



**RICHMOND OLYMPIC OVAL**

6111 River Road Richmond, BC V7C 0A2

778.296.1400 | [richmondoval.ca](http://richmondoval.ca)

**CNCL - 76  
(Special)**

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**To:** Mayor and Councillors ("the Shareholder") **Date:** May 5, 2015  
**From:** Robert Gonzalez **File:**  
CEO, Lulu Island Energy Company  
**Re:** **Notice to the Shareholder of the 2015 AGM of the Lulu Island Energy Company**

---

Attached herein are the agenda items for the AGM of the Lulu Island Energy Company to be held on June 22, 2015 adjacent to the Regular Council meeting at Richmond City Hall.

Attachment 1 Notice of AGM, was sent at least 10 days prior to the AGM on June 22, 2015

Attachment 2 Consent Resolutions of the Shareholder, consenting to the resolutions required to be passed at the AGM, including:

1. the financial statements of the Company for the period ended December 31, 2014, and the report of the auditors thereon, are hereby approved;
2. all lawful acts, contracts, proceedings, appointments and payments of money by the directors of the Company since the last annual reference date of the Company, and which have previously been disclosed to the shareholder, are hereby adopted, ratified and confirmed;
3. the number of directors of the Company is hereby fixed at 5;
4. the following persons, each of whom has consented in writing to act as a director, are hereby elected as directors of the Company, to hold office until the next annual general meeting of the Company or unanimous resolutions consented to in lieu of holding an annual general meeting, or until their successors are appointed:

Cecilia Maria Achiam  
Jerry Ming Chong  
George Duncan  
Robert Gonzalez  
John David Irving

5. KPMG LLP be appointed as auditors of the Company until the next annual reference date of the Company or until a successor is appointed, at a remuneration to be fixed by the directors; and
6. April 30, 2015 is hereby selected as the annual reference date for the Company for its current annual reference period.

Attachment 3 change the AGM date from “within 120 days” to “within 150 days” of the Company’s fiscal year end to better align with the City’s business cycle by special resolution. It is resolved as special resolutions that subject to the Company’s receipt of the written consent of the Inspector of Municipalities as required under Article 9.5 of the Articles of the Company:

1. the Articles of the Company be amended by deleting Article 11.3 and substituting therefor the following as a new Article 11.3:

**“11.3 Preparation and disclosure of financial statements**

The Company’s fiscal year end will be December 31 and the Company will appoint an auditor and have audited financial statements prepared as at each fiscal year end. The Company will present, annually at an open meeting of the City of Richmond council, the financial statements of the Company, including the report of the Company’s auditor on those financial statements, as presented to the annual general meeting of the Company, within 150 days of the Company’s fiscal year end. The Company will also hold an annual information meeting open to the public, at which the Company will present, or make available for inspection, the audited financial statements for the previous fiscal year.”; and

2. the above-described alterations made to the Company's Articles shall take effect upon deposit of this resolution at the Company's records office.

Attachment 4 Notice of Appointment of Auditor

Attachment 5 2014 Annual Report

Please note that 2014 Audited Financial Statements for the company were presented at the May 4th, 2015 Finance Committee for information and as such, are available in the Committee’s agenda package. The same statements are reproduced in Appendix D. For these reasons, they are not included in this memorandum as a separate attachment.



Robert Gonzalez  
CEO, Lulu Island Energy Company  
(604) 276-4150

RG:ca

**Attachment 1:** Lulu Island Energy Company Notice of Annual General Meeting  
**Attachment 2:** Lulu Island Energy Company Consent Resolutions of the Shareholder  
**Attachment 3:** Lulu Island Energy Company Special Resolution of the Shareholder  
**Attachment 4:** Lulu Island Energy Company Notice of Appointment of Auditor  
**Attachment 5:** 2014 Annual Report



## Notice of Annual General Meeting

**NOTICE IS HEREBY GIVEN THAT** the Annual General Meeting of the Shareholder of:  
**Lulu Island Energy Company Ltd**  
 (the "**Company**")

will be held on Monday, June 22, 2015 adjacent to the Regular Council meeting at Richmond City Hall, 6911 No. 3 Road, Richmond, British Columbia for the following purposes:

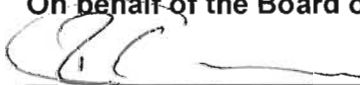
1. to acknowledge and confirm previous receipt of the financial statements of the Company for the period ended December 31, 2014, and the report of the auditors thereon, are hereby approved;
2. to adopt, ratify and confirm that all lawful acts, contracts, proceedings, appointments and payments of money by the directors of the Company since the last annual reference date of the Company, and which have previously been disclosed to the shareholder;
3. to acknowledge the number of directors of the Company is fixed at 5;
4. to appoint the following persons, each of whom has consented in writing to act as a director, are hereby elected as directors of the Company, to hold office until the next annual general meeting of the Company or unanimous resolutions consented to in lieu of holding an annual general meeting, or until their successors are appointed:  
  
 Cecilia Maria Achiam, Jerry Ming Chong, George Duncan, Robert Gonzalez and John David Irving
5. to appoint KPMG LLP as auditors of the Company until the next annual reference date of the Company or until a successor is appointed, at a remuneration to be fixed by the directors; and
6. Select April 30, 2015 as the annual reference date for the Company for its current annual reference period.
7. change the AGM date from "within 120 days" to "within 150 days" of the Company's fiscal year end to better align with the City's business cycle by special resolution subject to the consent of the Inspector of Municipalities as required under Article 9.5 of the Articles of the Company.

The board of directors of the Company has fixed the close of business on April 30, 2015 as the record date for determining the names of the shareholders who are entitled to vote at the meeting.

The audited financial statements of the Company for the period from ending December 31, 2014 and the report of the auditors thereon are attached to this Notice of Annual General Meeting.

Dated this 27 day of May, 2015.

**On behalf of the Board of Directors**

  
 Robert Gonzalez, CEO



**UNANIMOUS RESOLUTIONS OF THE SHAREHOLDER OF  
LULU ISLAND ENERGY COMPANY LTD.  
(the "Company")**

The undersigned, being the sole voting shareholder of the Company, hereby consents to and adopts in writing the following unanimous resolutions:

**Annual General Meeting**

**RESOLVED THAT:**

1. the financial statements of the Company for the period ended December 31, 2014, and the report of the auditors thereon, are hereby approved;
2. all lawful acts, contracts, proceedings, appointments and payments of money by the directors of the Company since the last annual reference date of the Company, and which have previously been disclosed to the shareholder, are hereby adopted, ratified and confirmed;
3. the number of directors of the Company is hereby fixed at 5;
4. the following persons, each of whom has consented in writing to act as a director, are hereby elected as directors of the Company, to hold office until the next annual general meeting of the Company or unanimous resolutions consented to in lieu of holding an annual general meeting, or until their successors are appointed:  
  
Cecilia Maria Achiam  
Jerry Ming Chong  
George Duncan  
Robert Gonzalez  
John David Irving
5. KPMG LLP be appointed as auditors of the Company until the next annual reference date of the Company or until a successor is appointed, at a remuneration to be fixed by the directors; and
6. April 30, 2015 is hereby selected as the annual reference date for the Company for its current annual reference period.

DATED as of June 22, 2015.

CITY OF RICHMOND

Per: \_\_\_\_\_

**SPECIAL RESOLUTIONS OF THE SHAREHOLDER OF  
LULU ISLAND ENERGY COMPANY LTD.  
(the "Company")**

The undersigned, being the sole voting shareholder of the Company, hereby consents to and adopts in writing the following special resolutions:

**Amendment to Articles**

RESOLVED as special resolutions that, subject to the Company's receipt of the written consent of the Inspector of Municipalities as required under Article 9.5 of the Articles of the Company:

1. the Articles of the Company be amended by deleting Article 11.3 and substituting therefor the following as a new Article 11.3:

**"11.3 Preparation and disclosure of financial statements**

The Company's fiscal year end will be December 31 and the Company will appoint an auditor and have audited financial statements prepared as at each fiscal year end. The Company will present, annually at an open meeting of the City of Richmond council, the financial statements of the Company, including the report of the Company's auditor on those financial statements, as presented to the annual general meeting of the Company, within 150 days of the Company's fiscal year end. The Company will also hold an annual information meeting open to the public, at which the Company will present, or make available for inspection, the audited financial statements for the previous fiscal year."

; and

2. the above-described alterations made to the Company's Articles shall take effect upon deposit of this resolution at the Company's records office.

DATED as of June 22, 2015.

CITY OF RICHMOND

Per: \_\_\_\_\_

**NOTICE OF APPOINTMENT OF AUDITOR**

TO: KPMG LLP  
Metrotower II  
2400 - 4720 Kingsway  
Burnaby, BC V5H 4N2

Pursuant to Section 204(6) of the British Columbia *Business Corporations Act*, notice is hereby given of your appointment as auditor of Lulu Island Energy Company Ltd. (the "Company"), to hold office until the close of the next annual reference date of the Company, or until a successor is appointed.

DATED as of April 30, 2015.

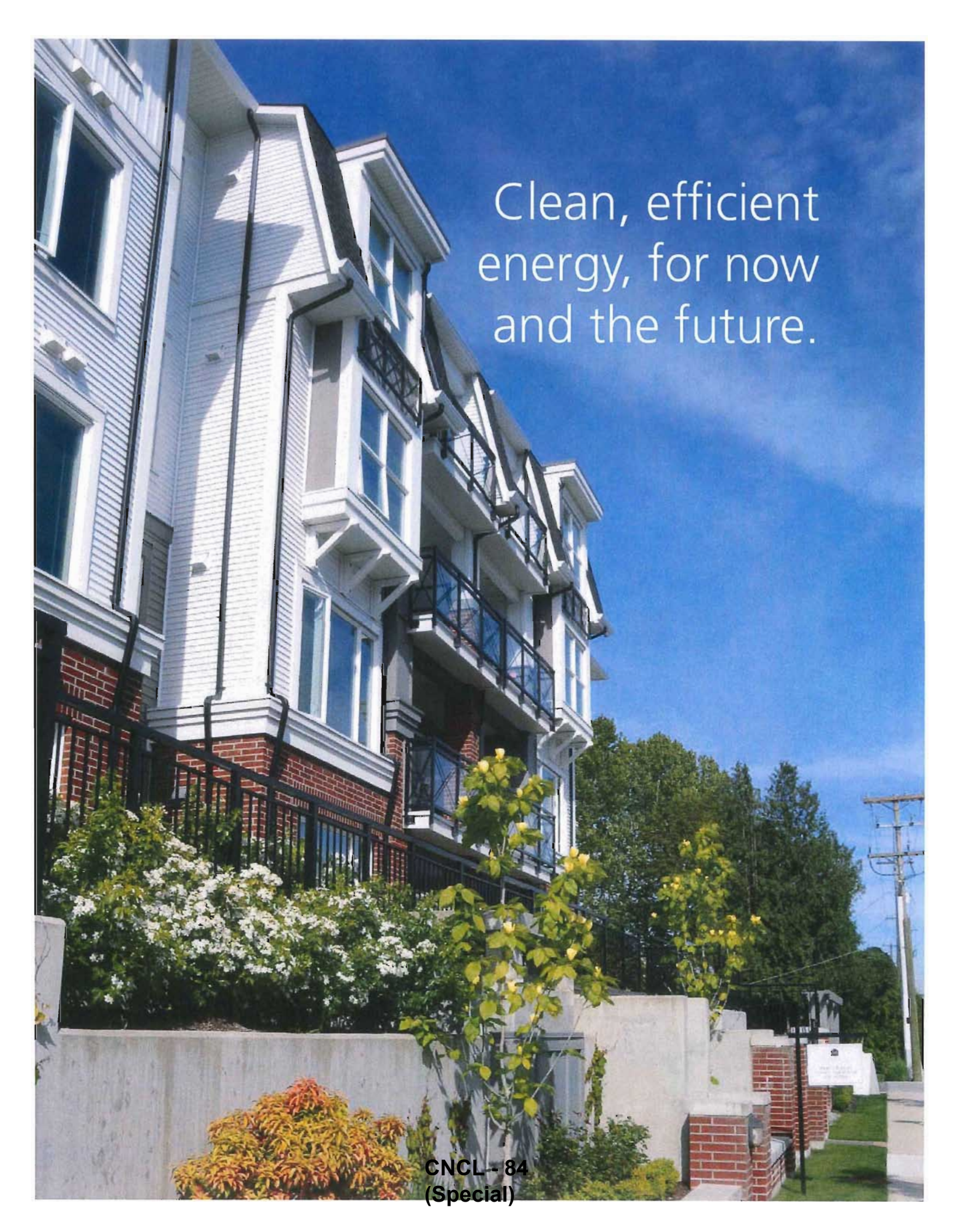
LULU ISLAND ENERGY COMPANY LTD.

Per. 



2014 | Annual Report





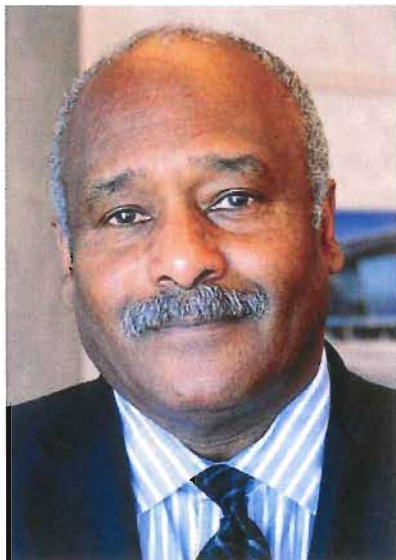
Clean, efficient  
energy, for now  
and the future.



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## ■ MESSAGE FROM THE BOARD CHAIR

This report provides an overview of Lulu Island Energy Company's (LIEC) first year of operation, managing district energy utilities in Richmond on behalf of the City. City Council has articulated its vision for Richmond to transition into a sustainable, low carbon community. LIEC is an important contributor in achieving this vision, while providing quality energy services to customers at competitive prices.

With Council's support, 2014 saw the establishment of the new Oval Village District Energy Utility (OVDEU), as well as the execution of a Concession Agreement with Corix Utilities to implement the OVDEU, the first project in the corporation's portfolio. At full build out, the OVDEU will service 4,940,000 square feet, which will be designed, built, financed and operated by Corix Utilities and owned by LIEC. Council will be setting customer rates to ensure transparency and accountability for customer rates. It is estimated that the OVDEU will reduce 5,500 tonnes of GHG emissions per year.

With leadership from Council, the dedication of our Board of Directors and staff, and with strong community support for creating a sustainable community, I look forward to overseeing the growth of district energy services in Richmond.

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

**George Duncan**  
*Chair, Lulu Island Energy Company*



## ■ MESSAGE FROM THE CHIEF EXECUTIVE OFFICER

The City of Richmond has a long history of operating utilities and is continuously recognized for service and asset management excellence. Traditional utilities in Richmond that provide water, sanitation, diking, and drainage services to residents have operated to the highest industry standards for decades. With growing concern about climate change and interest in local clean energy development, Council directed staff to develop district energy utilities to supply efficient, low carbon energy to customers. Building on the success of the City's first district energy venture, the award winning Alexandra District Energy Utility (ADEU), Council established the OVDEU service area in 2014. OVDEU will be developed and operated in partnership with Corix Utilities, and managed by LIEC to ensure its financial viability.

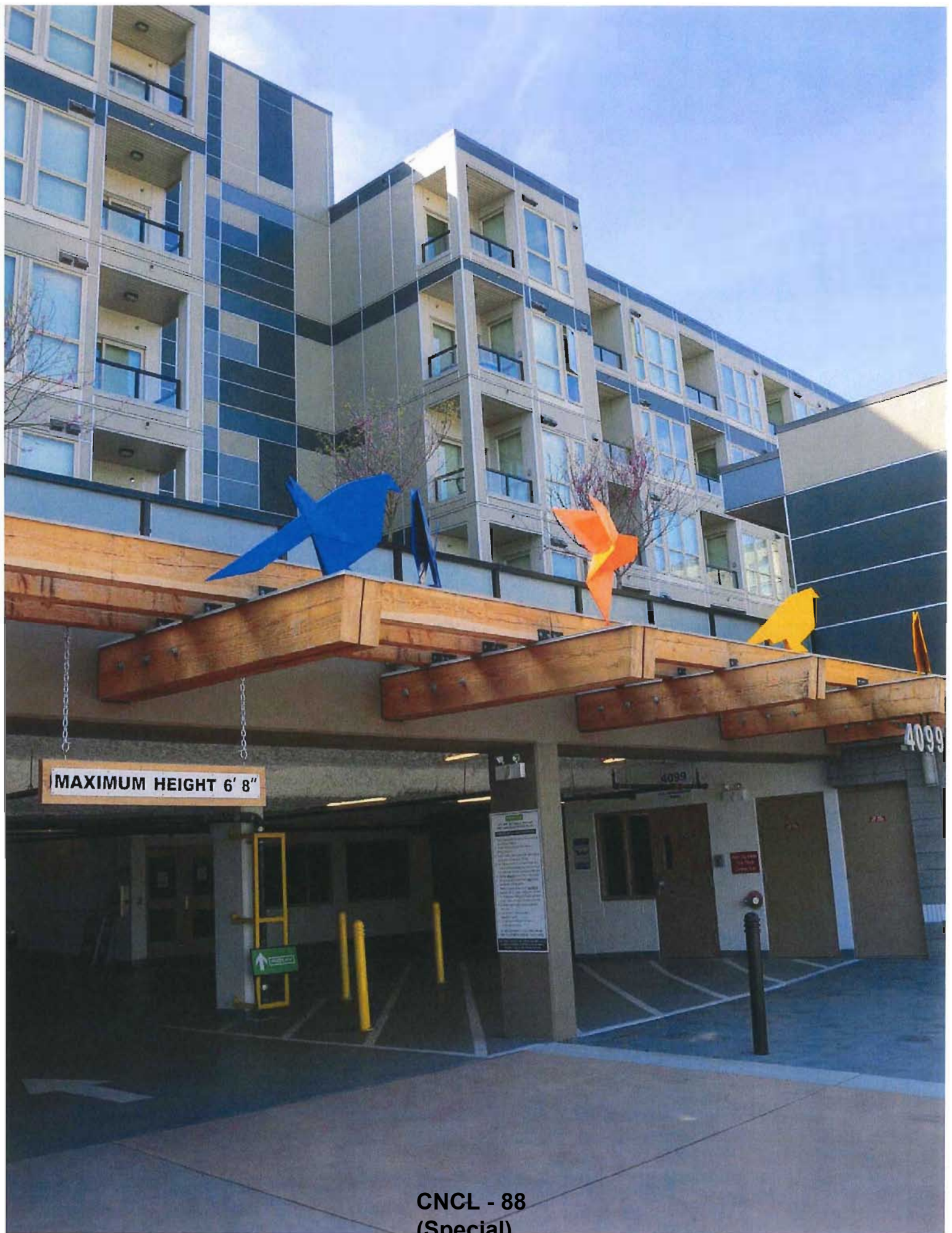
Clean energy investments are key to supporting long term community sustainability. LIEC is Richmond's solution to providing "clean, efficient energy for now and the future." I am proud of the City's work to develop sustainable infrastructure that both serve customers' heat and hot water needs and reduces the overall environmental impact of the City. In 2015, I look forward to continuing our work under LIEC banner, and working with our partners and customers to ensure success.



**Robert Gonzalez**

*CEO, Lulu Island Energy Company*





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(Special)



## ABOUT THE COMPANY AND DISTRICT ENERGY IN RICHMOND

LIEC is a wholly-owned municipal corporation, established to operate district energy (DE) utility systems in the City of Richmond on the City's behalf.

### The goals of LIEC are to:

- establish a highly successful district energy network providing heating and, in some cases cooling services to buildings at competitive rates;
- provide reliable, resilient local energy for the benefit of its customers;
- operate and maintain low carbon energy systems;
- position the City of Richmond to be a national and international leader in district energy utilities;
- develop and manage effective partnerships; and
- sustain long term financial viability.

LIEC was incorporated in August 2013. In 2014, LIEC had assets of \$275,310 of work-in-progress relating to the construction of the OVDEU, revenues of \$31,326 relating to district energy related permit fees collected from developers by the City of Richmond, and expenses of \$8,259 of interest related to the work-in-progress balance. The City of Richmond currently owns and operates the ADEU and, pending City Council approval, intends to transfer these assets to LIEC in 2015. More information about the ADEU is provided in Appendix B.

This report includes more information about LIEC and future plans for district energy in the City of Richmond.



## ■ SPOTLIGHT ON 2014: PROGRESS REPORT

### **District Energy Utilities Agreement with the City of Richmond**

Under the Community Charter, a local government in British Columbia may provide services that the City considers necessary or desirable through another public authority, person or organization. To do so, the Community Charter requires that local government enter into a “partnering agreement” with the organization that is intended to carry out those services. Through the City’s district energy investments, the City saw the opportunity to establish LIEC as a wholly-owned corporation to provide district energy services on its behalf. As such, the City and LIEC entered into a District Energy Utilities Agreement to define each organization’s roles, responsibilities and accountability to each other and specify expectations, obligations and parameters of performance in the operation of district energy utilities. The agreement enables LIEC to fulfill its intended roles, and to make necessary and timely decisions related to the management and operation of district energy services that meet customer needs and expectations.

### **Establishment of Oval Village District Energy Utility service area.**

In April 2014, Council adopted the OVDEU Bylaw No. 9134 establishing the regulatory framework for the OVDEU service area. The Oval Village area has considerable potential for district energy expansion, and real estate development in the area represents an important opportunity for LIEC and the City. The ultimate energy source for this area is intended to be heat recovered from the Gilbert Trunk sanitary force main sewer. A similar technology is in operation today in the Gateway Theatre and Vancouver’s Neighbourhood Energy Utility. Short-term centralized natural gas plants will be used until there are enough buildings connected to the DE system to justify the expenditure for the plant to switch to renewable energy. The business which encompasses the OVDEU service area and the associated operations, assets, and liabilities is administered through LIEC. The OVDEU business was established on the concept that all capital and operating costs would be recovered through revenues from user fees, ensuring that the OVDEU business would be cost neutral over time.

### **Concession Agreement with Corix Utilities.**

In October 2014, LIEC and Corix Utilities entered into a concession agreement whereby LIEC would own the OVDEU and its infrastructure, and Corix would design, construct, finance, operate and maintain the OVDEU. The City as the sole shareholder of LIEC sets rates to customers.



### Alexandra District Energy Utility Phase 3 Expansion

Anticipated to be an asset of LIEC, the ADEU underwent planning for infrastructure and energy plant expansion in 2015. With ongoing growth and development in the West Cambie Neighbourhood, new buildings have been connected in 2014 and new connections are expected in 2015 and 2016. This new growth triggered the Phase 3 expansion, which includes expansion of the energy plant (located in the City's new park on Odlin St.), distribution piping network, and the new geothermal field. The ADEU expansion long term plan and detailed design of Phase 3 have been completed in 2014.

### Communications to Customers and Richmond Residents

As a new company, LIEC distributed communication materials to residents and new customers in the City of Richmond to create awareness about the company and its goals and services. Buyers of new condominium apartments to be serviced by LIEC in the Oval Village received an information package about the company and its services. Pending the transfer of the ADEU's assets to LIEC, communications activities will involve informing current customers about the change in ownership and management, and the continuation of the excellent service that customers in the West Cambie neighbourhood have enjoyed to date.





## LOOKING FORWARD IN 2014: WORK PLAN

### Oval Village District Energy Utility Phase 1

The OVDEU is the first district energy project developed through LIEC. On the basis of the Concession Agreement, staff will be working with Corix to build the systems, and to provide service to the first customers in 2015: Carrera by Polygon and Riva by Onni, with Cadence by Cressey scheduled immediately afterwards. The following table represents anticipated development connection timelines for the next two years:

**Table 1: Development Timing in RGDEU Service Area**

	Anticipated Occupancy
Onni (Riva)	April 2015
Polygon (Carrera)	April 2015
Cressey (Cadence)	December 2015
Intracorp (River Park Place)	2016
Amacon (Tempo)	2016
Aspac (Parcel 9 & 12)	2016/2017

### Alexandra District Energy Utility Expansion

The current ADEU system has the capacity to service three connected buildings: Remy, Mayfair Place and Omega. With the ongoing growth and development in the West Cambie Neighbourhood, new buildings will need to be connected in 2015. In order to service these buildings, both heating and cooling capacity and associated infrastructure will need to be expanded. Planning and detailed design have been completed. Construction of the Phase 3 expansion is underway, and scheduled to be completed by the end of 2015. The expanded energy plant will house new pumps and chillers to provide greater heating and cooling capacity, and the distribution pipes will extend south to new buildings. The new geothermal field will also be built to ensure that the system continues to use renewable energy.

## Opportunity for a new district energy node in the City Centre North

Over 8,500,000 sq.ft. of residential and commercial floor space is currently in different stages of development in the City Centre North area. This is 1.5 times the size of the ADEU and OVDEU capacity together at full build out. Through the development approvals processes, the City secures commitments that new developments in this area are "District Energy Ready." Some developments are currently in construction, with occupancy forecasted to begin in 2016. A pre-feasibility study was completed to evaluate district energy concepts that could provide energy services at a competitive price for building owners, while reducing energy consumption and greenhouse gas emissions as well as providing other district energy benefits. This preliminary analysis determined the following heat sources to provide district energy heating services:

- River heat recovery;
- Sewer heat recovery;
- Biomass heating; and
- Biomass-fuelled combined heat and power, producing both heat and electricity.

Further feasibility studies are required to refine district energy concepts and develop a business case for the preferred system.

Development of these concepts and partnering procurement options is ongoing.





## ■ APPENDIX A—ALEXANDRA DISTRICT ENERGY UTILITY

The ADEU was established in 2012 to provide renewable energy for space heating and cooling as well as heat for domestic hot water in the West Cambie neighbourhood. While it is owned and operated by the City, the first phase of the project was developed in partnership with Oris Geo Energy Ltd. Oris had prior experience and expertise in the design, construction and operation of similar energy systems in Richmond and other communities. Going forward, the expansion of ADEU will be carried out solely by the City, or LIEC if assets are transferred, in phases that are closely tied with the timing of new buildings in the service area.

### Infrastructure Overview

Alexandra District Energy Utility	
Energy Station	9600 Odlin Road, Richmond, BC V6X 1C9
Service	Space heating, cooling and domestic hot water
Technology	<p>ADEU Phases 1 and 2 were commissioned in July 2012. The ADEU will potentially service up to 3100 residential units and 1.1 million sq. ft. of commercial uses at build out in approximately 10 to 15 years.</p> <p>Heating or cooling is provided to residential and commercial spaces through a hydronic (water) energy delivery system. In heating mode, ground source heat pump technology extracts heat (geothermal energy) from the ground via a network of vertical pipe loops. Built-in backup natural gas-fired boilers provide 100% back up in the event that the ground source heat pumps shut down or fail. This system cools buildings as well. During the summer months, the energy flow is reversed and heat is extracted from buildings and pumped into the ground. In this way, energy that was extracted from the ground for heating buildings is “recharged” allowing heat to be available for the next cold season.</p> <p>Individual buildings connected to the ADEU require smaller sized boilers for increasing the temperature of domestic hot water, reducing the overall cost of maintenance to buildings.</p> <p>The performance of the system is monitored continuously, providing a high level of reliability to customers.</p>
Length of Distribution Network	<p>640m (2,100 ft) of high-density polyethylene piping</p> <p>385 vertical closed-loop boreholes, each 250 feet deep</p>

## Service Areas





## Customers and Energy Rates

Customer energy rates are set in the City of Richmond Service Area Bylaws, which are enacted by City Council. This approach applies to the ADEU and future LIEC service areas, and does not depend on the ownership of assets. This approach ensures transparency and accountability is maintained for all DE projects in the City. The rate and bylaw provisions are reviewed and approved by Council on an annual basis.

Energy rates are set based on City Council's objective to provide customers with energy costs that are equal to or less than conventional system energy costs, based on the same level of service. In the absence of DE services, a typical building would be built with electrical baseboard heaters for heating, gas fired make-up air units for common space heating and gas fired boilers for hot water heating. This is referred to as a "business as usual" (BAU) scenario and is the basis for comparing DE rate costs with conventional utility, energy and maintenance costs. DE customer rates in Richmond have met this requirement. As with other energy utilities, this rate includes utility costs related to infrastructure development, operation and maintenance, energy (e.g. electricity for pumps and natural gas) and other administrative costs such as staffing.

### 2014 Rate Structure

Each building includes one master meter. Strata corporations are billed on a quarterly basis, at a rate that is comprised of three charges:

- Capacity Charge: Charge based on the gross floor area of the building (\$0.081 per sq. ft.).
- Peak Charge: Charge based on the annual peak heating load supplied by ADEU to the building (\$1.082 per kW).
- Volumetric Charge: Charge based on the energy consumed by the building (\$3.461 per MWh).

### Buildings

Address	Use	Area (sq. ft.)
Remy [4099 Stolberg St]	Residential	186,000
Mayfair [9399 Odlin Road]	Residential	351,000
Omega [9388 Odlin Road]	Residential	222,000
<b>Total:</b>		<b>759,000</b>

### Customer Service

The ADEU provides support 24 hours a day, 7 days a week. Customers can contact customer service via a telephone hotline (604-605-7898).

## Energy and Greenhouse Gas Emissions (GHGs)

The driving forces behind the establishment of district energy systems in Richmond were to reduce GHGs that cause climate change, develop renewable energy and support local green jobs.

<b>Amount of Energy Consumed in 2014</b>	4,293 MWh
<b>Greenhouse Gas Performance in 2014</b>	795 tonnes of CO <sub>2</sub> e avoided, equal to removing 246 cars from City of Richmond roads

## 2014 Financial Summary

The ADEU is currently not an asset of LIEC, but this summary is provided as it relates to district energy activities in Richmond. The figures below were extracted from the City of Richmond's Financial Statements.

In 2014, Corix Utilities was engaged as the system operator under contract, to perform functional verification ensuring continuous operation of the system. Incoming revenue from ADEU customers has been gradually increasing in pace with the occupancy of serviced buildings. Total revenue for 2014 was \$600,504. Total expenses were \$145,512.

2014 revenue, when compared with the projected revenue in the ADEU financial model, is lower than expected due to the following reasons:

- The Omega building was connected in September vs. January 2014
- SmartCentres connection didn't happen in 2014

Projected expenses were lower as well, which resulted in a surplus of \$454,992. As per the financial model approved by Council, surpluses for up to ten years were planned in order to build a reserve fund for future capital replacement and to ensure the long-term financial sustainability of LIEC. For its second year of operations and in the context of a small customer base, ADEU financial, operational and environmental results show outstanding performance of the DEU as expected.





## ■ APPENDIX B—AWARDS & RECOGNITION

	Awarding Body	Award	Date	Comments
<b>Alexandra District Energy Utility</b>	Canadian Consulting Engineer Magazine & the Association of Consulting Engineering Companies—Canada	<b>Award of Excellence</b> (Natural Resources, Mining, Industry and Energy Category)	2013	This award is the most prestigious mark of recognition in Canadian engineering and is given to projects that exhibit a high quality of engineering, imagination and innovation.
	Public Works Association of British Columbia	<b>Project of the Year</b>	2013	This award is given to a municipality that constructs a major and complex public works or utilities project that meets specific criteria including innovative design with project benefits for the community and environment.
	International District Energy Association	<b>Certificate of Recognition—Innovation Awards</b>	2013	This program highlights examples of engineering, technology and operational innovation within the district energy industry.
	ENERGY GLOBE Foundation	<b>Canadian Energy Globe National Award</b>	2013	The national ENERGY GLOBE Awards distinguish best project submissions from a country. It is awarded annually to projects focusing on energy efficiency, renewable energies and the conservation of resources.



Awarding Body	Award	Date	Comments
Canadian GeoExchange Coalition	Excellence Award	2014	The Canadian Geo-exchange Coalition Excellence Award recognizes regional geothermal heat pump projects that showcase both complexity and quality of installation and design.
Association of Professional Engineers and Geoscientists of British Columbia (APEGBC)	Sustainability Award	2014	APEGBC's Sustainability Award was created to recognize the important contribution that engineering and geoscience make to the well being of human life and the ecosystems on which we all depend.

## ■ APPENDIX C—MANAGEMENT'S DISCUSSION AND ANALYSIS

### About the Company

LIEC is a wholly-owned municipal corporation, established to operate district energy utility operations in the City of Richmond on the City's behalf. LIEC was incorporated in August 2013 for the purposes of managing the district energy system in future years.

On October 30, 2014, LIEC and Corix entered into a 30 year Concession Agreement (the "Agreement"), which is a public-private partnership project, where Corix will design, construct, finance, operate, and maintain the infrastructure for the district energy utility at the Oval Village community. The total estimated capital construction cost of the Oval Village District Energy Utility is \$31,964,000 and will accrue interest which will be repaid over the term of the agreement. The payment schedule is dependent on the timing and amount of the capital construction.

The Corporation will make payments to Corix based on Corix's Annual Revenue Requirement. The Annual Revenue Requirement is based on the utility cost of service rate-setting principles in British Columbia utilizing forward test years. The Annual Revenue requirement combines a fixed charge amount to recover Corix's fixed costs (the "Capacity Charge") and a volumetric charge expressed as an amount per megawatt hour of energy provided to the Corporation in order to recover Corix's variable costs (the "Commodity Charge"). The Capacity Charge includes maintenance, labour, depreciation, interest, Return of Equity and other selling, general and administration costs. The Commodity Charge includes natural gas and electricity costs. These costs will be repaid over time by revenue generated through future customer rates.

### Financial Summary

Financial statements (Appendix D) provide information about the financial position, performance and changes in the financial position of the company. The financial statements demonstrate accountability by providing information about the company's resources, obligations and financial affairs.

For the year ended December 31, 2014, LIEC had a surplus of \$23,067 (2013—\$1) and net financial debt of \$252,242 (2013—\$1 net financial asset).

The 2014 surplus is the net result of a \$31,326 contribution from the City of Richmond for district energy related permit fees collected from developers offset by \$8,259 of interest expense on the work-in-progress. The OVDEU was not in operations during 2014, and as a result, there were no customer rate revenues or costs for operation and maintenance.

The 2014 net financial debt position of \$252,242 is mainly the result of the \$275,310 liability for the tangible capital asset representing the work-in-progress. This amount relates to assets in construction as at December 31, 2014 and is payable to Corix inclusive of interest. Once the OVDEU is operational in 2015, the customer rates will be used to pay Corix for the costs to finance, construct and operate the utility over the term of the concession agreement.

## ■ APPENDIX E—FINANCIAL STATEMENTS OF LULU ISLAND ENERGY COMPANY LTD.

Period of incorporation on  
January 1, 2014 to December 31, 2014







**KPMG LLP**  
**Chartered Accountants**  
 Metrotower II  
 Suite 2400 – 4720 Kingsway  
 Burnaby BC V5H 4N2  
 Canada

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 Internet [www.kpmg.ca](http://www.kpmg.ca)

## INDEPENDENT AUDITORS' REPORT

To the Shareholder of Lulu Island Energy Company Ltd.

We have audited the accompanying financial statements of Lulu Island Energy Company Ltd., which comprise the statement of financial position as at December 31, 2014 and the statements of operations, changes in net financial assets (debts) and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

### *Management's Responsibility for the Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### *Auditors' Responsibility*

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform an audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### *Opinion*

In our opinion, the financial statements present fairly, in all material respects, the financial position of Lulu Island Energy Company Ltd. as at December 31, 2014, and its results of operations, and its changes in net financial assets and its cash flows for the year then ended in accordance with Canadian public sector accounting standards.

Chartered Accountants  
 April 29, 2015  
 Burnaby, Canada

KPMG LLP is a Canadian limited liability partnership and a member firm of the KPMG network of independent member firms affiliated with KPMG International Cooperative ("KPMG International"), a Swiss entity. KPMG Canada provides services to KPMG LLP.

**LULU ISLAND ENERGY COMPANY LTD.**

## Statement of Financial Position

December 31, 2014, with comparative figures for 2013

	2014	2013
<b>Financial Assets</b>		
Due from City of Richmond (note 5)	\$ 31,327	\$ 1
	31,327	1
<b>Liabilities</b>		
River Green District Energy Utility ("RGDEU") concession liability	275,310	-
Accrued interest on concession liability	8,259	-
	283,569	-
Net financial assets (debt)	(252,242)	1
<b>Non-Financial Assets</b>		
Tangible capital assets (note 8)	275,310	-
	275,310	-
Accumulated surplus	\$ 23,068	\$ 1

See accompanying notes to financial statements.

Approved on behalf of the Board:



Director



Director

**LULU ISLAND ENERGY COMPANY LTD.**

## Statement of Operations

Year ended December 31, 2014, with comparative figures for 2013

	Budget 2014 (note 4)	2014	2013
Revenue:			
Contribution from City of Richmond (note 5)	\$ -	\$ 31,326	\$ 1
	-	31,326	1
Expenses:			
Interest expense (note 6)	-	8,259	-
	-	8,259	-
Annual surplus	-	23,067	1
Accumulated surplus, beginning of year	-	1	-
Accumulated surplus, end of year	\$ -	\$ 23,068	\$ 1

See accompanying notes to financial statements.

**LULU ISLAND ENERGY COMPANY LTD.**

## Statement of Changes in Net Assets (Debt)

Year ended December 31, 2014, with comparative figures for 2013

	Budget 2014 (note 4)	2014	2013
Annual surplus for the year	\$ -	\$ 23,067	\$ 1
Acquisition of tangible capital assets	-	(275,310)	-
Change in net asset (debt)	-	(252,243)	1
Net financial assets (debt), beginning of year	-	1	-
Net financial assets (debt), end of year	\$ -	\$ (252,242)	\$ 1

See accompanying notes to financial statements.

**LULU ISLAND ENERGY COMPANY LTD.**

## Statement of Cash Flows

Year ended December 31, 2014, with comparative figures for 2013

	2014	2013
Cash provided by (used in):		
Operations:		
Annual surplus	\$ 23,067	\$ 1
Change in non-cash working capital:		
Due from City of Richmond	(31,326)	(1)
River Green District Energy Utility ("RGDEU") concession liability	275,310	-
Accrued interest on concession liability	8,259	-
Net change in cash from operating activities	275,310	-
Capital activities:		
Acquisition of tangible capital assets	(275,310)	-
Net change in cash from capital activities	(275,310)	-
Net change in cash	-	-
Cash, beginning of year	-	-
Cash, end of year	\$ -	\$ -

See accompanying notes to financial statements.

# LULU ISLAND ENERGY COMPANY LTD.

Notes to Financial Statements

For the year ended December 31, 2014

## 1. Incorporation and nature of business:

The Lulu Island Energy Company Ltd. (the "Corporation") was incorporated on August 19, 2013 under the Business Corporations Act of British Columbia as a municipal corporation wholly-owned by the City of Richmond (the "City"). The business of the Corporation is to manage and operate district energy utilities, including but not limited to energy production, generation or exchange, transmission, distribution, maintenance, marketing and sale to customers, customer service, profit generation, and financial management.

## 2. Significant Accounting Policies:

### (a) Basis of presentation:

The financial statements of the Corporation are the representation of management prepared in accordance with Canadian generally accepted accounting principles as prescribed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants, Canada.

### (b) Use of estimates:

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Significant areas requiring the use of management estimates relate to the value of tangible capital assets, determination of provisions for accrued liabilities, allowance for doubtful accounts, and provisions for contingencies. Actual results could differ from these estimates. The estimates are reviewed periodically and as adjustments become necessary, they are recorded in earnings in the year in which they become known.

### (c) Income taxes:

The Corporation is not subject to income taxes as it is a municipal corporation wholly-owned by the City of Richmond.

### (d) Non-financial assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of operations.

#### (i) Tangible capital assets:

Tangible capital assets are recorded at cost, which includes amounts that are directly attributable to acquisition, construction, development, or betterment of the asset. The cost, less residual value, of the tangible capital assets, is amortized on a straight-line basis over their estimated useful lives.

Amortization is charged over the asset's useful life commencing when the asset is acquired or when it is available for use.

## LULU ISLAND ENERGY COMPANY LTD.

Notes to Financial Statements

For the years ended December 31, 2014

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### 2. Significant Accounting Policies (continued):

#### (d) Non-financial assets (continued):

##### (i) Tangible capital assets (continued):

For the year-ended December 31, 2014, all tangible capital assets are work-in-progress and are not amortized.

##### (ii) Interest capitalization:

The Corporation does not capitalize interest costs associated with the construction of a tangible capital asset.

##### (iii) Impairment of tangible capital assets:

Tangible capital assets are written down when conditions indicate that they no longer contribute to the Corporation's ability to provide goods and services, or when the value of future economic benefits associated with the tangible capital assets are less than their net book value. The net write-downs are accounted for as expenses in the statement of operations.

#### (e) Revenue recognition:

Revenue is recorded as revenue in the period that the services are rendered, with any unearned portion recorded as deferred revenue.

#### (f) Public-private partnership project:

Public-private partnership ("P3") projects are delivered by private sector partners selected to design, build, finance, and maintain the assets. The cost of the assets under construction are estimated at fair value, based on construction progress billings and also includes other costs, if any, incurred directly by the Corporation.

The asset cost includes development costs estimated at fair value. Interest during construction is not included in the asset cost. When available for operations, the project assets are amortized over their estimated useful lives. Correspondingly, an obligation for the cost of capital and financing received to date, net of the contributions received is recorded as a liability and included as debt on the statement of financial position. The interest rate used is the project internal rate of return.

### 3. Share capital:

Authorized: 10,000 common shares without par value.

Issued: 100 common shares for \$1.

### 4. Budget data:

There is no budget data approved by the Board of Directors for fiscal 2014.

## LULU ISLAND ENERGY COMPANY LTD.

Notes to Financial Statements

For the years ended December 31, 2014

### 5. Due from the City of Richmond:

The amount due from the City of Richmond relates to share capital (note 3) and contribution from the City of Richmond for work completed by the Corporation to ensure buildings are designed to be compatible with the district energy system.

	2014	2013
Share capital	\$ 1	\$ 1
Contribution from the City of Richmond	31,326	-
	<u>\$ 31,327</u>	<u>\$ 1</u>

### 6. River Green District Energy Utility Concession Agreement (Public-private partnership project):

On October 30, 2014, the Corporation and Corix entered into a 30 year Concession Agreement (the "Agreement"), which is a public-private partnership project, where Corix will design, construct, finance, operate, and maintain the infrastructure for the district energy utility at the River Green community. The total estimated capital construction cost of the RGDEU is \$31,964,000 and will earn interest which will be repaid over the term of the agreement. The payment schedule is dependent on the timing and amount of the capital construction.

The Corporation will make payments to Corix based on Corix's Annual Revenue Requirement. The Annual Revenue Requirement is based on the utility cost of service rate-setting principles in British Columbia utilizing forward test years. The Annual Revenue requirement combines a fixed charge amount to recover Corix's fixed costs (the "Capacity Charge") and a volumetric charge expressed as an amount per megawatt hour of energy provided to the Corporation in order to recover Corix's variable costs (the "Commodity Charge"). The Capacity Charge includes maintenance, labour, depreciation, interest, Return of Equity and other selling, general and administration costs. The Commodity Charge includes natural gas and electricity costs. These costs will be repaid over time by revenue generated through future customer rates.

The information presented below shows the anticipated cash outflow for future obligations for the Capacity and Commodity Portions of the agreement of \$6,096,000 from January 2015 to December 2019. Future obligations will be disclosed when the amounts can be readily estimated.



**LULU ISLAND ENERGY COMPANY LTD.**

Notes to Financial Statements

For the years ended December 31, 2014

**6. River Green District Energy Utility Concession Agreement (Public-private partnership project) (continued):**

	Capacity Charge	Commodity Charge	Total Charge
January 2015 to December 2015	\$ 168,300	\$ 62,700	\$ 231,000
January 2016 to December 2016	689,270	462,730	1,152,000
January 2017 to December 2017	815,790	564,210	1,380,000
January 2018 to December 2018	819,520	615,480	1,435,000
January 2019 to December 2019	973,290	924,710	1,898,000

**7. Corix Utilities Inc. and City of Richmond Limited Guarantee Agreement:**

On October 30, 2014, Corix and the City of Richmond entered into a Limited Guarantee Agreement. The City of Richmond is the Guarantor and guarantees the performance of some of the Corporation's obligations under the Concession Agreement to a maximum of \$18 million (note 6).

**8. Tangible capital assets:**

Cost	Balance, December 31, 2013	Additions	Disposals	Balance, December 31, 2014
Work-in-progress	\$ -	\$ 275,310	\$ -	\$ 275,310
	\$ -	\$ 275,310	\$ -	\$ 275,310

Accumulated amortization	Balance, December 31, 2013	Disposals	Amortization	Balance, December 31, 2014
Work-in-progress	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -

Net book value	Balance, December 31, 2013	Balance, December 31, 2014
Work-in-progress	\$ -	\$ 275,310
	\$ -	\$ 275,310



## Lulu Island Energy Company

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

Telephone: 604-276-4000

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

**CNCL - 111  
(Special)**



# City of Richmond


## Report to Council

**To:** Richmond City Council  
**From:** W. Glenn McLaughlin  
Chief Licence Inspector & Risk Manager  
**Re:** **Business Licence Refusal Reconsideration**

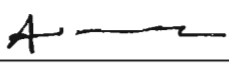


**Date:** June 2, 2015  
**File:** 12-8275-20-AMANDA  
#/2015-Vol 01

### Staff Recommendation

That Council uphold the decision to refuse the application from 0806352 B.C. Ltd. to relocate its Food Service Establishment business licence to Unit 110-4020 Bayview Street.

  
W. Glenn McLaughlin  
Chief Licence Inspector & Risk Manager  
(1-604-276-4136)

Att. 7

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

## Staff Report

### Origin

0806352 B.C. Ltd. (the “Applicant”) currently has a business licence to operate a food service establishment (restaurant), Steveston Seafood House, at 3951 Moncton Street. The Applicant has submitted an application (Attachment 1) to relocate the restaurant at Unit 110-4020 Bayview Street (the “Proposed Property”). City staff has refused to issue a business licence to the Applicant (Attachment 2) for the Proposed Property on the basis that a restaurant is not a permitted use under the existing Zoning for the Proposed Property.

Under the *Community Charter* Section 60 - Business licence authority:

*60 (5) If a municipal officer or employee exercises authority to grant, refuse, suspend or cancel a business licence, the applicant or licence holder who is subject to the decision is entitled to have the council reconsider the matter.*

The Applicant has requested that Council reconsider the decision to refuse his Business Licence application. (Attachment 3)

### Analysis

Under the Richmond Business Licence Bylaw No.7360:

*1.6 All premises in the City from which an applicant proposes to conduct business must be approved by the Licence Inspector for compliance with the Zoning Bylaw, the Building Regulation Bylaw, the Fire Prevention Bylaw, and any other applicable City bylaws and regulations before any licence is granted.*

The Applicant’s existing business licence is categorized an Assembly Use Category (Group 1) – Food Service Establishment (see Attachment 4), and captured under the City’s Zoning Bylaw as a restaurant, which is defined as follows:

**Restaurant** means a facility for the sale of prepared foods and beverages to the public for consumption on or off **site** which includes restaurants, coffee, donut, bagel or sandwich shops, ice cream parlours and dessert shops, but does not include **drive-through restaurants** and **banquet halls**.

The current zoning for the Proposed Property is Steveston Maritime Mixed Use (ZMU12) and restaurant is not a permitted use in this zone. The zone permits the following uses:

#### Permitted Uses

- education
- housing, apartment
- manufacturing, custom indoor
- maritime
- office

- parking, non-accessory
- personal service

#### **Secondary Uses**

- boarding and lodging
- community care facility, minor
- home business

The Applicant submits that a restaurant use would be permitted as a maritime use under ZMU12 because “we directly support the local fishing industry by buying and serving approximately \$200,000 worth of seafood every year” (see Attachment 5).

The maritime use is defined in the City’s Zoning Bylaw as follows:

**“Maritime** means **uses** which are part of the **maritime** economy, with an emphasis on **uses** which support primarily the commercial fishing fleet and other services related to the **maritime** industry”.

The maritime use under the Zoning Bylaw was introduced to implement the land use description of a “maritime mixed use” as part of the City’s Official Community Plan (OCP). The definition of “Maritime Mixed Use” in the Steveston Area Plan matches the definition of maritime under the Zoning Bylaw and lists the following as examples of such uses:

- i) Custom Workshops;  
Enclosed Storage Facilities;  
Fish Auction and Off-loading;  
Laundry and Drycleaning;  
Light Industrial;  
Maritime Educational Facilities;  
Moorage;  
Offices;  
Other Services Related to Maritime Uses;  
Parking;  
Service and Repair of Boats and Marine Equipment.

(see Attachment 6 – excerpts from the Steveston Area Plan)

Restaurants and other food and beverage establishments are not identified in the OCP definition of “Maritime Mixed Use” as being uses that would support the maritime economy and commercial fishing fleet, and issuing a Business Licence for a restaurant at this site would be inconsistent with the OCP designation for the Proposed Property.

The City has the authority to interpret the definitions of a permitted use that best fits a proposed business. Richmond Zoning Bylaw 8500 requires a use to be “included in that use which is most appropriate in character and purpose, as determined by the City”. Section 3.3.3 of this Bylaw reads as follows:

3.3.3. *Where a specific **use** applied for does not conform to the wording of any **use** or generally conforms to the wording of two or more **uses**, the **use** shall be deemed to conform to and be included in that **use** which is most appropriate in character and purpose, as determined by the **City**.*

In the case of Steveston Seafood House, the zoning definition of “Restaurant” most appropriately describes its use in character and purpose and staff are of the opinion that the proposed intent is not permitted in the existing Zone.

Further, the Proposed Property is one of the properties included in an existing development application to amend the OCP and Zoning Bylaw to permit a number of non-maritime uses on the site (see Attachment 7). Amongst the proposed non-maritime related amendments are the inclusion of “General retail and service uses ...” in the definition of “Maritime Mixed Use” in the Official Community Plan (Steveston Area Plan) and including “restaurant” as a Permitted Use under the ZMU12 zone in the Zoning Bylaw. The need for these bylaw amendments supports the interpretation that restaurant and other general service uses are currently not permitted within the “maritime” use in ZMU12.


### **Financial Impact**

There is no financial impact associated to this report.

### **Conclusion**

In order to issue a Business Licence for a property, the proposed use must fall within the Permitted Uses set-out in the City’s Zoning Bylaw for the property. The use of the Proposed Property for a restaurant is not permitted under the Steveston Mixed Maritime Use ZMU12 zone and not contemplated by the Official Community Plan designation of the property as “Maritime Mixed Use”.

As the Applicant’s intended use of the Proposed Property does not comply with the City’s Zoning Bylaw, staff recommend that Council uphold the decision to refuse the application to relocate the business licence for Steveston Seafood House to Unit 110-4020 Bayview Street.



W. Glenn McLaughlin  
Chief Licence Inspector & Risk Manager  
(1-604-276-4136)

Att:

1. Business Licence application
2. Licence refusal letter
3. Applicant’s request for appeal
4. Current business licence
5. Applicant’s initial inquiry
6. Excerpts from Steveston Area Plan
7. Rezoning staff report dated November 4, 2013





City of  
Richmond

## Business Licence Application

Business Licence Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

www.richmond.ca

Business Licence Division 604-276-4328 Fax: 604-276-4157

### Office Use Only:

Business Licence Number: 80606 - suspended

☐ New ☒ Change of Address ☐ Change of Owner\* ☐ Change of Name ☐ Change of Business Use

Have you previously applied for a business licence in Richmond? ☒ Yes ☐ No

Business Type: ☒ Commercial/Industrial Premises ☐ Non-Resident ☐ Home Occupation  
(See Appendix A & C) (See Appendix B)

Proposed Start Date: \_\_\_\_\_ or Effective Date of Change: August 1 2015  
Month Day Year Month Day Year

### BUSINESS INFORMATION (All to complete)

☐ Sole Ownership ☐ Partnership ☒ Corporation \*\*Copy of Certificate to be submitted with application\*\*

Business or Trade Name: Steveston Seafood House

Registered Company Name: 0806352 B.C. LTD

Business Address: 4020 Bayview St Unit No: 110

City: Richmond Province: B.C. Postal Code: V7E

Bus. Tel.: 604-271-5252 Fax: 604-271-5252

Cell: [REDACTED] Email: info@stevestonseafoodhouse.com

Mailing Address: \_\_\_\_\_ Unit No: \_\_\_\_\_

(If different from above)

City: \_\_\_\_\_ Province: \_\_\_\_\_ Postal Code: \_\_\_\_\_

### Describe All Business Activities/Services In Richmond:

Stevestons Seafood House is a full service upscale restaurant open from approx 11:00 a.m. to 11:00 p.m. The restaurant operates 7 days a week with a food primary liquor licence.

Number of Employees (To include owners): (FT): 6 (PT): 16

\*\*Copy of contractor TQ to be submitted with application\*\*

Contractors TQ No.: \_\_\_\_\_ TQ Holder's Name: Ken Yashikawa

Gas Contractors Bond No.: \_\_\_\_\_

### Commercial & Home Occupation Uses Only

Are goods sold to the general public? ☐ Yes ☒ No

Is any part of the business sub-contracted? ☐ Yes ☒ No

Are goods, vehicles, or equipment stored on premises? ☒ Yes ☐ No If yes, please describe:

Food.

\* Transfer of Business Licence Appendix D to be completed and submitted with this application.

23713  
-MUI2

**Commercial/Industrial Business** (Premises in Richmond only)Liquor Licence? ☒ Yes ☐ No If yes, type? ☒ Food Primary ☐ Liquor Primary ☐ With Endorsement

No. Seats (Restaurants &amp; liquor establishments): 140 No. Merchandise Machines: \_\_\_\_\_

No. Amusement Machines: \_\_\_\_\_

Describe any Structural Changes to Business Premises: ☒ Proposed ☐ Completed ☐ None  
Space would be custom built for restaurant \_\_\_\_\_

Sharing Premises With: \_\_\_\_\_

Floor Area (In sq. ft.): Retail: 3700 Wholesale: \_\_\_\_\_  
Office: \_\_\_\_\_ Warehouse: \_\_\_\_\_  
Outside: \_\_\_\_\_**NOTE:** Zoning Bylaw No. 8500 – On-Site Vehicle Parking – Part A, Section 7.1.1 requires that sufficient parking is available for commercial/industrial businesses.Do you have the sufficient parking: ☒ Yes ☐ No

Richmond Representative for Business: Shane Dagan

Title: Owner Tel.: \_\_\_\_\_

Emergency Contact Name: \_\_\_\_\_ Tel.: \_\_\_\_\_  
After Hours Number**OWNERSHIP INFORMATION** (All to complete. Additional owners can be submitted on separate paper.)Name: Shane Dagan Title/Position: Owner  
First Last

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

City: Richmond Province: B.C. Postal Code: \_\_\_\_\_

Tel.: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: info@stevestonseafoodhouse.

I hereby make application for a business licence in accordance with the above-stated information and declare that the statements are true and correct. I agree, if granted a licence, to comply with all relevant bylaws now in force or which may come into force in the City of Richmond.

Name: Shane Dagan Title: Owner

Signature: \_\_\_\_\_ Date: 22/01/2015

*Note: This application will not be processed without the application fee. In order to receive the fee amount, please contact the Licence Division. Business Licences are public records and are available for inspection on request at City Hall. The City also makes business licence information available in various additional publications on the City website and/or in hard-copy format. If you do not wish your business information to be made available in any additional publications, a request in writing to decline publication must be received by the Licence Inspector. All information gathered for business licencing purposes is managed in accordance with the Freedom of Information and Protection of Privacy Act.*

**Office Use Only:**

Folder Type: \_\_\_\_\_ Sub Type: Change of Add Fee: None taken - 94.

Folder Type: \_\_\_\_\_ Sub Type: \_\_\_\_\_ Fee: \_\_\_\_\_

Received by: mv Date: Mar 23/15

Approved by Chief Licence Inspector: \_\_\_\_\_ Date: \_\_\_\_\_



# City of Richmond

## Appendix C – Supplementary Report to the Business Licence Application Richmond Fire-Rescue Department

**Section I** BC Fire Code Regulations may apply to your business if you store, or handle any of the following **Hazardous Materials**: (Check all applicable boxes.) **Note**: A permit, in accordance with the City Fire Prevention Bylaw, may be required for such storage or handling.

- ☐ 1. **Explosives** (e.g., black powder, distress flares, fireworks, blasting agents, etc. in any quantity).
- ☐ 2. **Compressed Gas Cylinders** (e.g., acetylene, argon, oxygen, chlorine, propane, etc., in any quantity).
- ☐ 3. **Flammable Liquids** (e.g., gasoline, turpentine, acetone, solvents, etc. exceeding 1 litre quantity).
- ☐ 4. **Combustible liquids** (e.g., motor oil, some solvents, etc. exceeding 150 litres quantity).
- ☐ 5. **Flammable Solids** (e.g., sulphur, carbon, calcium carbide, etc. exceeding 50 kg quantity).
- ☐ 6. **Oxidizers** (e.g., sodium nitrate, ammonium nitrate, peroxides, etc. exceeding 100 kg or 100 litre quantity).
- ☐ 7. **Poisonous Materials** (e.g., pesticides, herbicides, fumigants, cyanides, etc., in any quantity).
- ☐ 8. **Radioactive Material** (e.g., cobalt, cesium, molybdenum, etc., in any quantity).
- ☐ 9. **Corrosive Material** (e.g., acids, caustic soda, potassium hydroxide, etc. exceeding 100 kg or 100 litre quantity).
- ☐ 10. **Miscellaneous Dangerous Goods** (as defined in Transportation of Dangerous Goods Regulations).
- ☐ 11. **Aerosols Having A Flammable Base Product** (e.g., paints, cleaners, insecticides, etc. exceeding 1 pallet load).

**Section II** Modification to your building may be required if any of the following **hazardous processes or equipment** are applicable: (Check all applicable boxes.) **Note**: A Building Permit may be required to provide the necessary level of protection.

- ☐ 1. **Dust Producing Processes** (e.g., woodworking, fibreglassing, paper processing, grain storage, etc.).
- ☐ 2. **Processes Involving Flammable/Combustible Liquids** (e.g., dip tanks, quench tanks, spray painting, industrial ovens, aboveground or underground tanks, dry powder finish, flow or roll coat, etc.).
- ☐ 3. **Industrial Ventilation System** (for dusts, flammable vapours, dangerous goods, etc.).
- ☐ 4. **Laboratory** (involving use of dangerous goods, flammable or combustible liquids).

**Section III** The storage, manufacture or processing of any of the following, may affect the level of fire protection or equivalent measures required for your building: (Check all applicable boxes.)

- ☐ 1. **Pallet storage** (Indoor storage exceeding 1.2 m height AND 10 m<sup>2</sup> area total).
- ☐ 2. **Combustible fibres**. (Indoor storage exceeding 3m<sup>3</sup> volume).
- ☐ 3. **Plastic Storage**. (Indoor storage pile exceeding 1.5 m height AND 250 m<sup>2</sup> area).
- ☐ 4. **Tire Storage** (Indoor exceeding 1.5 m height).
- ☐ 5. **Outdoor Storage** of pallets, combustible fibres, plastics, tires (within 15 m of any building or property line).

**Note**: Any required corrective measures may require plans, permits and inspections for occupancy approval, as may be required by City Building Bylaw.

(Please print)

**Business Name:** 0806352 B.C. LTD Dbc. Steveston Seafoodhouse

**Business Address:** 4020 Bayview St.

**Postal Code:** \_\_\_\_\_

**Business Tel.:** 604-271-5252

**Contact Person:** Shane Dagan

**Contact Tel.:** \_\_\_\_\_

**Email Address:** info@stevestonseafoodhouse.com

Please check one of the following:

- ☒ I declare that none of the above items are applicable, **OR**
- ☐ The information checked above is applicable and a representative of our firm will contact the Richmond Fire-Rescue Department, for further information, prior to occupancy. Contact the Richmond Fire-Rescue Department, Fire Prevention Division – 6960 Gilbert Road, Richmond, BC V7C 3V4, or by Telephone 604-278-5131 or by Fax 604-278-0547.

**Signed:** [Signature]

**Date:** March 23, 2015



BRITISH  
COLUMBIA

The Best Place on Earth

Number: BC0806352

# CERTIFICATE OF INCORPORATION

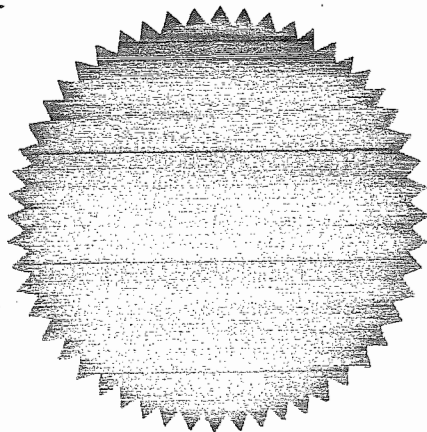
*BUSINESS CORPORATIONS ACT*

I Hereby Certify that 0806352 B.C. LTD. was incorporated under the Business Corporations Act on October 23, 2007 at 02:00 PM Pacific Time.

*Issued under my hand at Victoria, British Columbia*

*On October 23, 2007*

RON TOWNSHEND  
*Registrar of Companies*  
Province of British Columbia  
Canada



CNCL - 119  
(Special)



City of  
Richmond

6911 No. 3 Road,  
Richmond, BC V6Y 2C1  
www.richmond.ca

March 24, 2015  
File: 15 000237

Finance and Corporate Services Department  
Business Licences  
Telephone: 604-276-4328  
Fax: 604-276-4157

STEVESTON SEAFOOD HOUSE  
3951 MONCTON ST  
RICHMOND BC V7E 3A7

Shane Dagan:

**Re: Steveston Seafood House**  
4020 Bayview St Unit 110

We have reviewed your application and regret that a Business Licence cannot be issued because the proposed business use does not comply with the Zoning Bylaw 8500.

The location at which you intend to pursue your business is zoned Steveston Maritime Mixed Use (ZMU12). A restaurant is not one of the permitted uses in this zoning district. A copy of the permitted uses for this address is enclosed for your information.

You are reminded that operation of a business in contravention of the Zoning Bylaw and without a valid Business Licence are offences, and may be subject to prosecution.

If you should have any questions regarding this application, please telephone 604-276-4155. Further, our **Zoning Section** at 604-276-4613 would be pleased to assist you in identifying zoning districts which would be appropriate for your business location.

Yours truly,

  
Joanne Hikida  
Supervisor, Business Licence

JMH: jmh

Encl.

Pc: Onni Development (Imperial Landing) Corp.  
300-550 Robson St  
Vancouver, B.C. V6B 2B7

# STEVESTON SEAFOOD HOUSE

March 30<sup>th</sup>, 2015  
File: 15 000237

City Of Richmond  
6911 No. 3<sup>rd</sup>  
Richmond B.C.  
V6Y 2C1  
Finance and Corporate Services Department

CITY OF RICHMOND

MAR 07 2015

RECEIVED

Glen McLaughlin:

RE: **Steveston Seafood House**  
**4020 Bayview St Unit 110**

Thank you for taking the time to review my business Licence application. I do understand that my licence was rejected as a result of its intended use not complying with zoning bylaw 8500. I would however like to exercise my right to appeal this decision and bring the matter to the general purpose committee.

I would greatly appreciate assistance in putting this matter in motion. Please reply by email [info@stevestonseafthouse.com](mailto:info@stevestonseafthouse.com) or by phone **778-869-4212** at your earliest convenience to discuss moving forward.

Thank you in advance,  
Sincerely,



Shane Dagan  
Steveston Seafood House

3951 Moncton St  
Richmond B.C.  
V7E3A7  
Canada

PHONE 604-271-5252  
FAX 602-271-5252  
EMAIL [info@stevestonseafthouse.com](mailto:info@stevestonseafthouse.com)  
WEB SITE [www.stevestonseafthouse.com](http://www.stevestonseafthouse.com)





# BUSINESS LICENCE

## CITY OF RICHMOND

6911 No. 3 Road, RICHMOND, B.C. V6Y 2C1

Attachment 4

# JAN/16

The holder of this licence is licenced to carry on the business or businesses stipulated in a lawful manner until Midnight on the date shown below from or within the premises stated unless otherwise cancelled, revoked, or suspended. It is unlawful to carry on business in the City of Richmond in or from premises other than those stated on this licence.

IF ANY CHANGE IN THE NATURE OF YOUR BUSINESS, TRADE, OCCUPATION, OR CALLING OR ANY CHANGE IN OWNERSHIP OR ADDRESS HAS OCCURRED, YOU ARE REQUIRED TO NOTIFY THE LICENCE INSPECTOR IMMEDIATELY.

**LICENCE FOR PERIOD ENDING MIDNIGHT JANUARY 01, 2016**

**Business Address: 3951 Moncton St**

15 000237

Acct #: 1132911

SUBSCRIBER ID: 415314

Assembly Use Group 1  
Food Service Establishment  
Food Primary Licence

Business Licence Fee	\$420.00
Liquor Licence Fees	\$334.00
Total Fee:	\$754.00

**Steveston Seafood House**

0806352 BC Ltd  
3951 MONCTON ST  
RICHMOND BC V7E 3A7

Restaurant

CHIEF LICENCE INSPECTOR



**CNCL - 122  
(Special)**

To Whom it May concern ,


Because we are so closely tied and identified with the local fishing industry, we ask that you approve our application to move our business license from our current location on Moncton Street to one and a half block away at 4020 Bayview St, unit 110, otherwise known as Imperial Landing. With our current lease in a 73 year old building greatly in need of work, set to expire and the new rent too much of a stretch, we hope a waterfront location in a sound, new building with a great location will help us not only maintain our business but grow it into the future. The Steveston Seafood House has always been told we would attract more customers if we only had a view of the fishing fleet. We understand that for you to approve our application, we need to show maritime use.

We directly support the local fishing industry by buying and serving approximately \$200,000 worth of seafood every year. That's what we are about. We serve what our local fisherman catch. The city of Richmond's definition of Maritime reads "uses which are part of the maritime economy, with an emphasis on uses which support primarily the commercial fishing fleet and other services related to the maritime industry."

Our current building puts constraints on our business as exposure is limited and the building is showing its age at 73 years. In order to expand and increase revenue we will need to relocate

This is simply a relocation of a 37 year old local business, owned by a Steveston resident which does support the maritime industry to an existing building and hence falls under the current zoning of Maritime.

Thank you for your consideration,



**Shane Dagan**

Owner

Stevetson Seafood House

3951 Moncton St

Richmond BC

604-271-5252

cell 778-869-4212  
info@stevetsonseafoodhouse.com



*The Cannery Cafe on Moncton*



*Mixed use development in the Steveston downtown core*

- b) Encourage a wide range of commercial, industrial and institutional uses;
- c) Encourage residential units as part of mixed commercial/residential developments;
- d) Where mixed commercial/residential uses occur, residential uses are encouraged to be above the first floor or behind the commercial uses;
- e) Assist property owners in developing and implementing area parking strategies that will ensure a sufficient parking supply to meet the area's needs;
- f) Provide incentives to the private sector to conserve buildings and sites designated as having significant heritage value in the Steveston Village;
- g) Encourage the development of the old Tin Shed site as a public plaza which supports and respects the locational significance of the Gulf of Georgia Cannery, National Historic Site.

### 3.2.4 Steveston Park Node

#### ISSUE:

This node includes both the Steveston Park and Community Centre facilities as well as the properties west to No. 1 Road, currently the site of properties including the Army, Navy, Air Force (ANAF) Veterans facility and seniors housing. The small former Steveston Telephone Exchange is now used as an office.

This node will continue as a major centre for indoor and outdoor community facilities. The future relocation of the branch library and community policing station will be considered in conjunction with development in the BC Packers node.

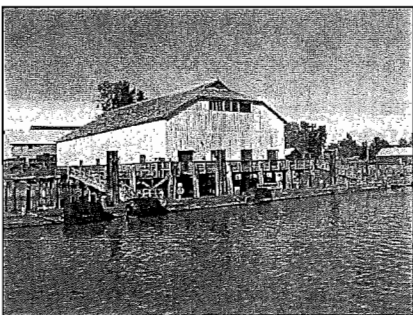
#### POLICIES:

- a) Maintain this area as the focus of public services within the Steveston area;
- b) Explore opportunities for a new location for a branch library;
- c) Investigate the provision of public parking to serve both this area and the Steveston Downtown Node.

### 3.2.5 BC Packers Node

#### ISSUE:

This node has historically focused on the fishing industry; its role is now changing. The BC Packers fish processing plant, which has historically occupied this site, has closed. Since the land area occupied by the plant is now available for redevelopment, a new mixed use neighbourhood will be created on the site. Key elements of the vision for the site are as follows:



*Seine net loft - BC Packers*

1. Greater public access to the water's edge has long been an important objective for the redevelopment of the waterfront. Therefore, continuous and unobstructed public access to, and along, the water's edge will be a main feature of the redevelopment of this area.
2. The water areas will continue to provide moorage for all uses and a portion of the immediate uplands will provide certain land based services for the maritime uses. It will be important that these maritime related services complement rather than compete with the Village.
3. The upland area will be redeveloped to support a mix of uses including residential, retail and non-retail commercial, maritime mixed use and a waterfront park.
  - The majority of the residential uses are to be located north of the proposed Bayview Street extension and away from the foreshore. A limited amount of above grade residential will be supported as a secondary use within the Maritime Mixed Use area between Phoenix Pond and No. 1 Road.
  - General retail uses would be located along No. 1 Road while other commercial uses, both retail and non-retail uses associated with the maritime industry would be located south of the proposed Bayview Street extension.
  - Half of the area east of Phoenix Pond and south of Westwater Drive would accommodate multiple-family residential - no greater than four-storeys over parking. The remaining half of this area will accommodate a public waterfront park and up to a half acre parking lot serving both visitors to the park and fishing related activities at the Phoenix Net Loft.
4. Because of its long standing economic prominence in this province, the BC Packers site is a major heritage resource. It is important that the redevelopment of the BC Packers site recognizes the significance of the BC Packers legacy in the preservation of Steveston's character and history. Developers will be encouraged to incorporate these elements into their developments.
5. A coordinated network of roads will provide pedestrian and vehicular access through the site while a network of trails and greenways will link the neighbourhood to adjacent areas.

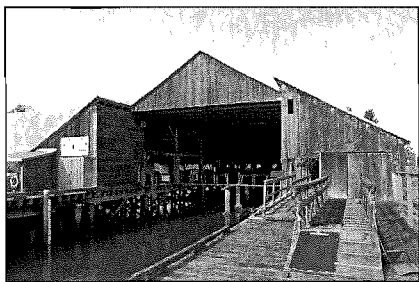
The BC Packers Land Use Map reflects the proposed distribution of many of the features discussed above.

**POLICIES:**

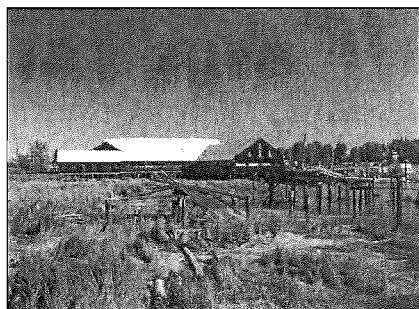
- a) Maximize continuous and unobstructed public access to and along the waterfront. Where buildings or structures extend out over the water, developers will be encouraged to incorporate innovative designs to ensure public access along the water side of these developments;
- b) Encourage the development of commercial and industrial uses that support or complement the maritime economy within a 3.5 ac. "Maritime Mixed Use" area adjacent to the waterfront west of Phoenix Pond. Accommodation for a half acre of parking to support these uses is included in the 3.5 ac.;
- c) Require a master plan be completed to the City's satisfaction for the Maritime Mixed Use area west of Phoenix Pond prior to any development approvals being issued for this area. The central purpose of the master plan will be to ensure that the objectives of the Maritime Mixed Use area will be met as development proceeds;
- d) Support the continued use of the Phoenix Net Loft for fishing related activities and the provision of up to a half acre of parking near the Net Loft to accommodate both the users of these facilities as well as users of the waterfront park;
- e) Support the provision of land to accommodate the development of a Community Mixed Use facility of approximately 2,322.5 m<sup>2</sup> (25,000 ft<sup>2</sup>) near the Steveston Community Centre. The facility would primarily serve as new public library but could accommodate uses such as Community Policing offices, childcare, public parking and other operations of benefit to the local community;
- f) Encourage a mix of housing forms ranging from single-family residential to four-storeys over parking apartment forms in the areas designated for residential use. Residential structures taller than four-storeys over parking are not supported within the BC Packers Node;
- g) Encourage the development of innovative, ground oriented housing that reflects the historic building patterns of the original Steveston townsite within the areas designated as "residential";
- h) Encourage lower overall development densities toward the south and east areas of the node and higher development densities to be located toward the north and west areas of the node;

- i) Ensure that, at the first stage of development, a road is built connecting Bayview Street at No. 1 Road and Moncton Street. Other local roads, a tram route, parking lots, and traffic calming measures are to be accommodated in the node;
- j) Consider the inclusion of one or more pedestrian crossings of Moncton Street between the BC Packers Site and Steveston Park;
- k) Investigate the provision of public parking in conjunction with residential development on this site to serve both the water-oriented uses and the Steveston Village;
- l) Encourage public awareness about the importance of natural habitats to fish, birds and other animals and to the commercial fishing industry;
- m) Retain and enhance the natural upland and foreshore features surrounding Phoenix Pond and seek opportunities to enhance the natural habitats along the entire foreshore;
- n) Require a Heritage Interpretive Plan for the BC Packers site as a key component to the development of the site;
- o) Encourage BC Packers to include within their Interpretive Plan:
  - How the “BC Packer’s story” will be told including which historic buildings and materials will be utilized as reminders of the site’s rich social and cultural heritage;
  - The restoration and adaptive re-use of a number of the smaller industrial/utility buildings (e.g. the fire hall, the evaporation building and the boiler building) and artifacts currently on the site in order to develop a cluster of buildings aimed at evoking the site’s historic industrial character;
  - The retention of the Phoenix Net Loft for the fishing fleet;
  - Accommodate a Heritage Tram route in existing and new road allowances;
- p) Require feasibility studies of the 1903 portion of the Imperial Cannery before a decision is made on the viability of its conservation or adaptive re-use (e.g. structural analysis, cost estimates, uses);
- q) Encourage additional facilities for childcare as part of residential neighbourhoods and in conjunction with the site of Community Mixed Use space;





*Slipway at the Britannia Heritage Shipyard (c. 1889-1890)*



*Britannia Heritage Shipyard and Cannery complex (c. 1889-1890)*

- r) Support the designation of up to half of the BC Packer's property east of Phoenix Pond and south of Westwater Drive for residential development of up to four-storeys over one-storey of parking. The remaining lands within this area are supported for a public waterfront park and up to a half acre parking lot serving both visitors to the park and fishing related activities at the Phoenix Net Loft.

### **3.2.6 Britannia Node**

#### **ISSUE:**

The focus of this node is a working heritage shipyard and public park which is owned by the City and operated by a non-profit society. The site provides an important heritage, education and public recreation function. The area's future development has been outlined in a Master Plan.

#### **POLICIES:**

- a) Maintain the Britannia Shipyard area as a major public heritage resource;
- b) Maintain Britannia Heritage Park as part of the heritage site;
- c) Re-evaluate the Britannia Heritage Shipyard Master Plan that was approved by Council in 1994 to examine the possibility of future development and coordination with other uses along the water.

### **3.2.7 Paramount Node**

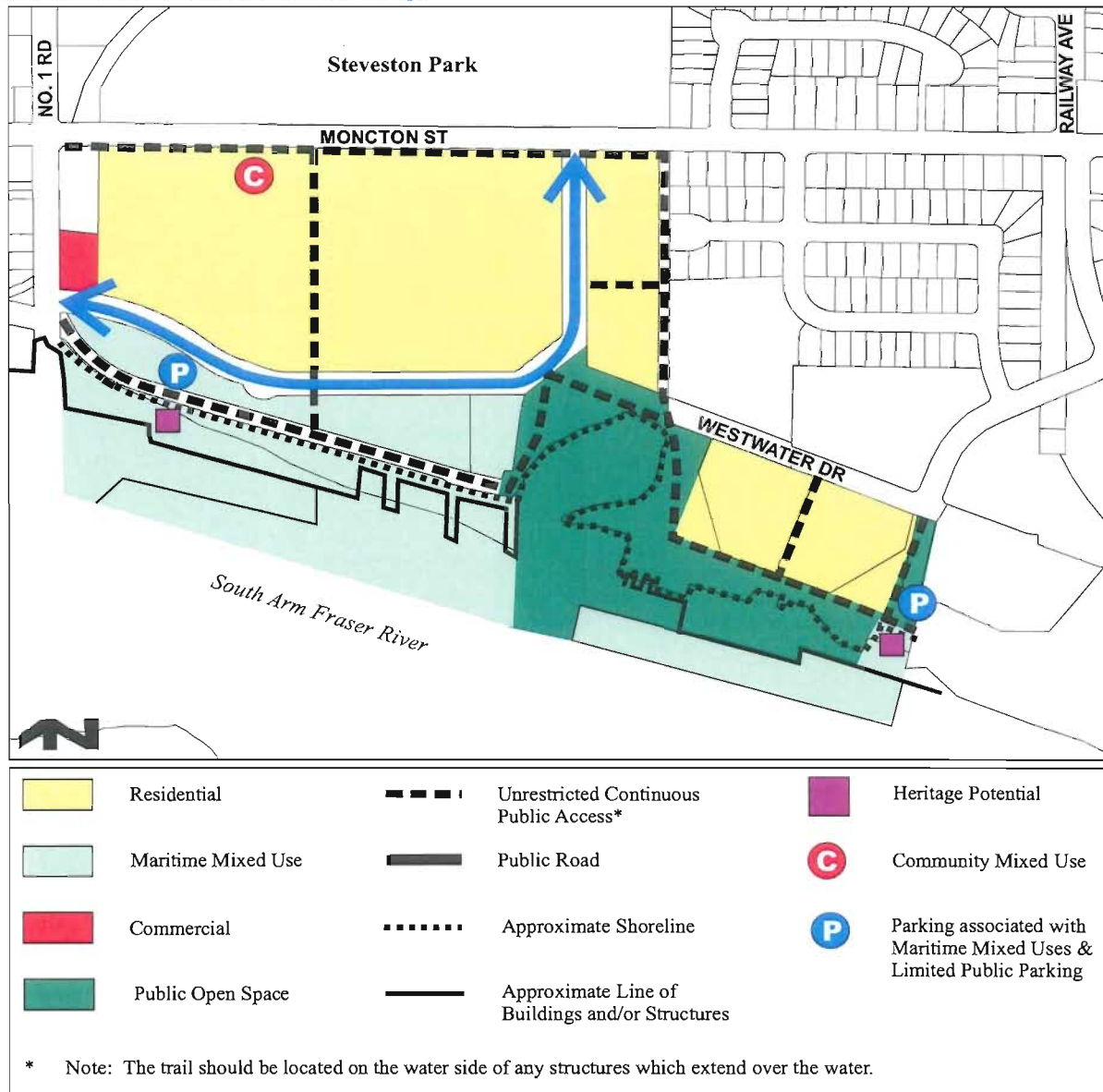
#### **ISSUE:**

This node is focused entirely on the commercial fishing industry. It is a central component of the Steveston home port. The area is owned and managed by the Harbour Authority to serve the commercial fleet. The home port function of this area will continue as long as there is a west coast commercial fishing fleet of any appreciable size - a situation that will certainly persist until 2021. This node will anchor the home port function of the Waterfront Neighbourhood. It will provide moorage for the commercial fishing fleet, and land based services to support that fleet.

#### **POLICIES:**

- a) Encourage the development of maritime oriented commercial and industrial uses that support the commercial fishing fleet;
- b) Encourage a new road connection from the Paramount Pond Dyke Road to No. 2 Road at the extreme north east corner of this node;

## BC Packers Land Use Map



**Maritime Mixed Use**

Means an area set aside to support the maritime economy, with an emphasis on uses which support primarily the commercial fishing fleet, including:

- i) Custom Workshops;  
Enclosed Storage Facilities;  
Fish Auction and Off-loading;  
Laundry and Drycleaning;  
Light Industrial;  
Maritime Educational Facilities;  
Moorage;  
Offices;  
Other Services Related to Maritime Uses;  
Parking;  
Service and Repair of Boats and Marine Equipment.
- ii) Retail uses are accommodated as accessory uses in the Maritime Mixed Use Area, between Phoenix Pond and No. 1 Road.
- iii) Between Phoenix Pond and No. 1 Road, residential uses are accommodated above grade and only over the dry land portions of the Maritime Mixed Use area as a secondary use. In addition, residential uses are to be situated so as to minimize potential conflicts with other uses.

**Mixed Use (Commercial-Industrial with Residential & Office Above)**

A combination of commercial and industrial uses permitted within the same building, including residential and/or office uses above grade.

**Pedestrian Arcade**

Means an exterior pedestrian passageway, with or without a roof, typically abutting shop fronts.

**Residential**

Housing and uses associated with residential neighbourhoods including: single-family, two-family and multiple-family housing; childcare facilities; group homes; community uses; and home occupation. Local commercial uses of no more than 375 m<sup>2</sup> (4,036 ft<sup>2</sup>) may be provided as part of a residential development where they will complement adjacent uses, be conveniently accessible by local roads and pedestrian routes, and enhance the character of the neighbourhood.

**Single-Family Residential**

Means a detached building used exclusively for residential purposes, containing one dwelling unit only. A second dwelling unit may be permitted under special policy and zoning controls.



City of  
Richmond

**Report to Committee**  
Planning and Development Department

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

**Date:** November 4, 2013  
**File:** RZ 13-633927

**Re:** Application by Onni Development (Imperial Landing) Corp. for a Zoning Text Amendment at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street) to amend Steveston Maritime Mixed Use (ZMU12) and Steveston Maritime (ZC21)

**Staff Recommendation**

1. That Official Community Plan Bylaw 7100, Amendment Bylaw 9062, to repeal and replace the land use definition of "Maritime Mixed Use" by adding a range of commercial uses in Appendix 1 (Definitions) to Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan), be introduced and given first reading.
2. That Bylaw 9062, having been considered in conjunction with:
  - The City's Financial Plan and Capital Program; and
  - The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

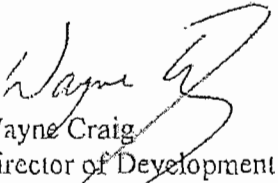
is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.

3. That Bylaw 9062, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.


4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9063, to:

- a) Amend "Steveston Maritime Mixed Use (ZMU12)" by widening the range of permitted commercial uses; and
- b) Amend "Steveston Maritime (ZC21)" by widening the range of permitted uses on 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street;

be introduced and given first reading.

  
Wayne Craig  
Director of Development

SB:blg  
Att. 8

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

## Staff Report

### Origin

Onni Development (Imperial Landing) has applied to the City of Richmond to amend the "Steveston Maritime Mixed Use (ZMU12)" zone and the "Steveston Maritime (ZC21)" zone to permit additional commercial uses in the non-residential spaces of each of the six (6) existing buildings on the subject site at 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (**Attachments 1 & 2**).

### 2041 Official Community Plan

The 2041 Official Community Plan designates the subject site as "Mixed Use". No amendment is necessary.

### Proposed 2041 OCP Steveston Area Plan Text Amendment

The Official Community Plan designates the subject site as "Maritime Mixed Use" (MMU) (**Attachment 3**). The application includes a proposed amendment to the Official Community Plan (OCP) Bylaw 7100 Schedule 2.4 Steveston Area Plan to change the land use definition of "Maritime Mixed Use" (MMU) by retaining all existing Maritime Mixed Use (MMU) uses and adding a range of non-maritime related uses (e.g. commercial, retail, service). The intent of the proposed area plan text amendment is to better serve the needs of residents.

### Proposed Zoning Text Amendments

The application proposes to amend the "Steveston Maritime Mixed Use (ZMU12)" zone and the "Steveston Maritime (ZC21)" zone to allow additional uses in the non-residential areas of the six (6) existing buildings on the subject site. These new proposed uses, along with the existing permitted Maritime Mixed Use (MMU), would be located in spaces located on the ground floor of all six (6) existing buildings on the subject site and on the second floor of the 4080 Bayview Street building on the subject site.

### Findings of Fact

#### The Site

The proposed development site is in the Maritime Mixed Use (MMU) area of the former BC Packers site. Site construction and landscaping (permitted by DP 08-414809) are nearly finished by Onni Development (Imperial Landing) Corp. for a development including:

- Four (4) three-storey mixed use buildings with two (2) levels of apartment housing over ground level MMU space located in buildings addressed 4020, 4180, 4280 and 4300 Bayview Street.
- One (1) two-storey MMU building west of Easthope Avenue located in the building addressed 4080 Bayview Street.
- One (1) one-storey MMU building east of Easthope Avenue in the building addressed 4100 Bayview Street.
- A total of 52 residential apartment units and 5,542 m<sup>2</sup> (59,648 ft<sup>2</sup>) of non-residential MMU space.

- Two (2) underground parking structures located east and west of Easthope Avenue.
- Public plaza space in rights-of-way at the South ends of No. 1 Road and Easthope Avenue that is pedestrian-oriented.
- Public plaza space in rights-of-way at the South ends of English Avenue and Ewen Avenue that include public parking, controlled vehicle access to the dike, outdoor performance space and pedestrian-oriented areas.

A Development Application Data Sheet providing details about the development is included as **Attachment 4**. Diagrammatic site plan and floor plans are enclosed for reference as **Attachment 5**.

### Project Description

- General

The proposal would amend the range of commercial (e.g. retail, service) uses to achieve what the developer advises is a more economically viable range of compatible land Maritime Mixed Use (MMU) area commercial uses and public amenities which are beneficial to Steveston (See Analysis section below).

The existing Maritime Mixed Use (MMU) land uses include the service and repair of boats and marine equipment, custom workshops, enclosed storage facilities, fish auction and off-loading, laundry, drycleaning, light industrial, maritime educational facilities, offices and parking.

The proposed additional land uses include: convenience, general and secondhand retail; financial, business support, household repair and massage services; restaurant; minor health service (e.g. medical, dental, acupuncture, counselling and massage services); indoor recreation; commercial education; child care; library and exhibit; animal grooming and veterinary service.

The proposal includes retaining all existing Maritime Mixed Use (MMU) permitted uses and adding retail and service uses in the following areas of the six (6) buildings constructed on the site: the four (4) three-storey mixed use buildings at the ground floor level only (4020, 4180, 4280 and 4300 Bayview Street); the two-storey non-residential building west of Easthope Avenue (4080 Bayview Street), and the one-storey non-residential building east of Easthope Avenue (4100 Bayview Street) (**Attachment 5**).

- Proposal Highlights

- The total density remains unchanged from before this proposed zoning text amendment.
- The distribution of residential and non-residential areas remains unchanged from before this proposed zoning text amendment.
- Two (2) common underground, tanked parking structures are constructed on the site, and provide adequate on-site parking for the proposed uses.
- The open spaces and pedestrian passages on the site remain unchanged from before this proposed zoning text amendment.



- The public spaces on the site at the ends of No. 1 Road, Easthope Avenue, English Avenue, and Ewen Avenue, remain unchanged from before this proposed zoning text amendment.

- Public Parking

Public parking spaces are provided on the site in surface parking lots located in public-rights-of-passage (PROP) right-of-ways (ROW) on the subject site, aligned with the south ends of English Avenue and Ewen Avenue.

### **Surrounding Development**

The site is the last development parcel of the former BC Packers site developed by Onni as part of their Imperial Landing development. It is in the “B.C. Packers” waterfront neighbourhood and surrounding land uses are as follows:

- To the northwest, across Bayview Street at the corner of No. 1 Road, is a three-storey mixed use building with commercial at grade and residential units above at 4111 Bayview Street (permitted under DP 03-230077), zoned “Steveston Commercial (ZMU11)” with a permitted density of 1.6 floor area ratio (FAR) and a maximum building height of 12 m.
- To the north, across Bayview Street are seven (7) multi-family buildings. Between No. 1 Road and Easthope Avenue are two (2) four storey residential apartment buildings at 4211 and 4233 Bayview Street (permitted under DP 03 230076), zoned “Low Rise Apartment (ZLR12) – Steveston (BC Packers)”, with a permitted density of 1.5 FAR and a maximum building height of 15 m. Between Easthope Avenue and Bayview Street, are five (5) three-storey townhouse buildings at 12333 English Avenue, 12300 English Avenue and 4311 Bayview Street, zoned “Town Housing (ZT41) – Bayview Street/English Avenue (Steveston)” with a permitted density of 0.7 FAR and a maximum building height of 12 m.
- To the east, is Phoenix Pond and its surrounding public open space; including the City dike, walkway, observation tower and pedestrian bridge, zoned “School and Institutional Use (SI)”.
- To the south, is the City dike with walkway zoned “School and Institutional Use (SI)”, and further south is a City-owned “Maritime Mixed Use” (MMU) waterfront lot with development potential, zoned “Steveston Maritime (ZC21)” with a permitted density of 0.8 FAR and a maximum building height of 12 m. The proposal will not change the uses permitted on this site.
- To the west, at the south end of No. 1 Road, is a public plaza, entry to the BC Packers public dike walkway, dock, and pump station with observation deck. The dock extends out into the Fraser River and maritime development extends westward along the river’s edge. Across the No. 1 Road plaza, is the Federally/Provincially-owned one-storey Department of Fisheries and Oceans office, zoned “Light Industrial (IL)” with a permitted density of 1.0 FAR.

**Consultation with School District No. 38 (Richmond)**

This application was not referred to School District No. 38 (Richmond) because it does not include additional residential units.

**Public Input**

Development signs have been posted on the subject site as notification of the intent to rezone this property and the statutory Public Hearing will provide the community with an additional opportunity to comment on the application.

Onni's public consultation regarding this proposal has involved two (2) separate open house meetings held on-site on July 11, 2013 and July 13, 2013. A summary report prepared by the developer, was submitted to the City, including copies of the sign-in sheets (**Attachment 7**). The open house meetings were advertised in the Richmond Review and the Richmond News and invitations were mailed to 1935 residences and 252 businesses in the surrounding neighbourhood. At the meetings, information about the proposed uses, non-residential areas of the site, parking and truck loading, as well as road network improvements were presented. For both open house meetings, a total of 329 people signed the attendance sheets and 208 feedback forms and form letters were submitted. The feedback forms and form letters represent 176 Richmond households, with 139 households (79%) in support of the proposal, 26 households (15%) not in support of the proposal and 11 households (6%) unsure.

Maps prepared by staff are attached to this report showing household locations for public input submitted to Onni during the open houses, public correspondence submitted by Onni to the City, and public correspondence submitted directly to the City (**Attachment 8**).

The City has received a significant amount of correspondence from the public regarding the subject site over the years. Regarding the proposal to add new commercial uses into the existing development, the City received emails and letters representing 131 Richmond households, with 99 households (76%) in support of the proposal and 32 households (24%) not in support of the proposal. The following have been included in this report (**Attachment 9**) for Council consideration:

- Letters and emails submitted to the City before the buildings were constructed and outside of any City development application process in response to meetings facilitated by the developer in the Byng elementary school gymnasium on February 23, 2012 and February 25, 2012; and
- Letters and emails submitted to the City after the subject zoning text amendment application was received, from March 27, 2013 up to the time of writing this staff report.

In summary, the majority of respondents supported the proposal regarding the subject zoning text amendment. A mix of concern and support were expressed by the public regarding the potential of a wide range of commercial land uses. The correspondence includes the following concerns raised by the public relating to land use, safety and transportation (staff comments are included in '*bold italics*')

- A desire for the following community amenities – Affordable Housing, community centre space, community police station, library space, marine museum, arts performance space, public art, visitor information centre and public washrooms. *The proposal does not include adding new residential units to the existing 52 apartments on the subject site, so the proposal does not include Affordable Housing units or a voluntary contribution towards Affordable Housing. However, the developer is currently renting out the apartments, which supports a spectrum of housing options in the City. The developer has agreed to provide a voluntary contribution of \$1,500,000 toward the City's Leisure Facilities Fund, for Council to use at its discretion.*
- Concern regarding the impact of new commercial space on the economic viability of Steveston Village. *The developer has submitted a retail analysis report, prepared by Hume Consulting Corporation, addressing this concern and indicating that the proposal should support the economic viability of Steveston Village, and should not have a negative impact. Please see the 'Extending the Commercial Uses East of No. 1 Road' section of this staff report.*
- Concern regarding the viability of the current MMU land uses and potential vacant stores. *This concern is shared by the developer and is the rationale for the developer's request to widen the range of permitted commercial uses on the subject site.*
- Safety concerns regarding the ground conditions and changes in ground level on the site. *The subject site is still under construction and is required to provide all markings, guard rails and handrails required by the BC Building Code.*
- A desire for free parking. *The developer has not yet determined whether a fee would be charged for commercial parking spaces on this site. As part of the ongoing management of commercial units, Onni would review parking usage and what if any fees should be charged. City controlled public parking is provided in the surface parking areas aligned with the South ends of English Avenue and Ewen Avenue in City rights-of-way.*
- A desire for parking for people with disabilities. *Disabled parking spaces are provided in accordance with the City's zoning bylaw in the underground parking structures. In addition, there are disabled parking spaces in the surface public parking areas on the subject site at the south ends of English Avenue and Ewen Avenue.*
- A desire for bicycle parking. *The developer has agreed to install additional bicycle parking racks outside of the proposed commercial units as a condition of the zoning text amendment.*

- A desire for higher frequency transit service. *This request has been brought to the attention of Translink.*
- Transportation Related Concerns: increased parking demand; narrow street width, increased traffic and traffic mitigation; and truck traffic impact on residential streets, safety, noise and timing. *The developer has submitted a Traffic Impact Study, addressing these concerns and indicating that the proposal supports the expected parking demand, and that with identified improvements, the surrounding road network can support the proposal. Please see the "Vehicle Access, Parking and Truck Delivery" section of this staff report.*
- Concerns relating to commercial operations, such as the amount of garbage, hours of operation and safety and security. *The development includes secure interior garbage and recycling storage areas for the residents and for the business operators inside the buildings and parking structures. The hours of operation are not yet known, but commercial truck delivery hours of operation are proposed to be limited. Please see the "Vehicle Access, Parking and Truck Delivery" section of this staff report.*
- Concerns relating to the architectural form and character of the existing development, including provision of views and open space, and the impact of signage. *The proposal does not include any new construction. However, any new businesses would be required to apply for and obtain a sign permit before installing any business signage.*
- A desire to restrict all residential uses to the portion of the site east of Easthope Avenue, to restrict all commercial uses to the portion of the site west of Easthope Avenue, to demolish the 4100 Bayview Street building and increase public open space as previously proposed by the developer as part of an older rezoning application (RZ 04-287989). *The older rezoning application was withdrawn by the developer and instead the current development was constructed (permitted by DP 08-414809), which includes built non-residential spaces throughout the site.*
- Concern regarding the proximity of a possible child care facility to convenient drop-off/pick up parking. *Onni has received interest to lease a portion of the second floor of the 4080 Bayview Street building for a child care facility. The development does provide the required parking and elevator access from the parking level up to the second floor. Before a child care facility can be established, an operator is first required to meet provincial requirements and obtain a community care facilities license from the Vancouver Coastal Health authority.*
- Clarity regarding the required provision of indoor amenity space for residents. *As part of the approved Development Permit, Onni was required to register a legal agreement on title to secure indoor amenity space for the use of the residents living on the subject site. This indoor amenity room is located on the second floor of the 4080 Bayview Street building.*

## Staff Comments

Based on staff's review of the subject application, including the developer's Transportation Impact Study (TIS), staff are supportive of the subject zoning text amendment, provided that the developer fully satisfies the considerations of the zoning text amendment (**Attachment 6**).

## Analysis

### 1. Reasons for the Proposal

The developer has provided the following justification of the proposal:

- The subject site is the last phase of Onni's redevelopment of the former BC Packers site.
- Onni considered ways to make the current OCP/Steveston Area Plan and zoning designations viable.
- Viability was not achieved because most "Maritime Mixed Use" land uses need to be related to the commercial fishing industry and economical uses have not been found;
- After several years, Onni is now proposing a revised range of what they advise will be viable uses while still retaining all uses in the existing "Maritime Mixed Use" definition.
- The proposed range of land uses still allows for all original uses in the ZMU12 and ZC21 zones.

### 2. Proposed Uses and Layout

To achieve viability, the applicant is requesting that a range of commercial land uses be allowed in addition to retaining all existing Maritime Mixed Use (MMU) uses in the existing non-residential spaces located on the ground floor of all six (6) existing buildings on the site, and on the second floor of the 4080 Bayview Street building.

The developer advises that this proposal is beneficial because it supports the viability of the village and provides community amenities.

### 3. 2041 Official Community Plan

The site is designated "Mixed Use" in the City of Richmond 2041 OCP Land Use Map, which provides for residential, commercial, industrial, office and institutional uses. Marina uses, waterborne housing and limited commercial uses, facilities and services are permitted on the waterfront, in which case the retail sales are limited to boats, boating supplies and equipment, and related facilities and services for pleasure boating and the general public. The proposal is consistent with the 2041 OCP, as it aims at achieving a more viable village waterfront (e.g. a more viable range of uses, continued public access along the waterfront, public parking and area character).

#### 4. Current and Proposed OCP Steveston Area Plan Bylaws

The site is designated "Maritime Mixed Use" in the Steveston Area Plan (Schedule 2.4 to OCP Bylaw 7100). As the proposal does not comply with the current area plan "Maritime Mixed Use" land use definition, an amendment is required to enable a wider range of commercial uses in the "Maritime Mixed Use" (MMU) area.

"Maritime Mixed Use" is currently defined in the Steveston Area Plan as "an area set aside to support the maritime economy, with an emphasis on uses which support primarily the commercial fishing fleet, including:

- i) Custom Workshops
  - Enclosed Storage Facilities
  - Fish Auction and Off-loading
  - Laundry and Drycleaning
  - Light Industrial
  - Maritime Educational Facilities
  - Moorage
  - Offices
  - Other Services Related to Maritime Uses
  - Parking
  - Service and Repair of Boats and Marine Equipment
- ii) Retail uses are accommodated as accessory uses in the Maritime Mixed Use Area, between Phoenix Pond and No. 1 Road.
- iii) Between Phoenix Pond and No. 1 Road, residential uses are accommodated above grade and only over the dry land portions of the Maritime Mixed Use area as a secondary use. In addition, residential uses are to be situated so as to minimize potential conflicts with other uses."

The developer has requested that the OCP/Steveston Area Plan definition of Maritime Mixed Use be changed to:

- Retain all existing uses including maritime related uses.
- Permit additional neighbourhood commercial uses in the "Maritime Mixed Use" area, between Phoenix Pond and No. 1 Road.

With the proposed "Maritime Mixed Use" definition text amendment, the proposal is regarded as being consistent with the Steveston Area Plan neighbourhood vision. The neighbourhood vision envisions development would: support a "homeport" for the commercial fishing fleet; provide a place where people can live, work and play; ensure public access along the waterfront; enable residents and visitors to shop and enjoy the heritage, recreation, commercial fishing fleet, private moorage where appropriate, natural amenities and waterfront activities; cater to local residents and visitors through a diversity of mutually compatible land uses providing opportunities for

employment, shelter, commerce, community services, recreation, tourism and entertainment; provide safe and comfortable pedestrian and vehicular circulation while providing ready access throughout the area and especially to the water's edge; sensitively link and buffer nodes of activity with strong connections to the foreshore; and manage urban development.

## 5. Current and Proposed Zoning Bylaws

### Existing Zoning

The site is currently zoned:

- "Steveston Maritime Mixed Use (ZMU12)" (formerly "Comprehensive Development District (CD/104)") at the east and west ends of the site.
- "Steveston Maritime (ZC21)" (formerly "Comprehensive Development District (CD/105)") in the middle.

This zoning was put in place under rezoning application RZ 98-153805, which was adopted in 2001.

The current zoning permits only:

- "Maritime Mixed Use" that supports local fishing industries which Onni advises has proven to not adequately be economically viable.
- Residential dwelling units at the east and west ends of the site, limited to 40 dwelling units and 62.5% of the building floor area.

### Proposed Zoning Amendments

The "Steveston Maritime Mixed Use (ZMU12)" zone applies only to portions of the subject site, therefore the proposed changes will not apply to any other property in Richmond. The "Steveston Maritime (ZC21)" applies to a portion of the subject site and the City owned water lot located to the south. The proposed changes would not affect the City's water lot. Zoning text amendments are proposed to both zones to allow a wider range of non-residential uses on the subject site.

To accommodate the developers proposal, "Steveston Maritime Mixed Use (ZMU12)" and "Steveston Maritime (ZC21)" are proposed to be amended to:

- Include conventional commercial uses in both zones that are intended to accommodate the shopping, personal service, business, entertainment, recreational, community facility and service needs of area residents.
- Retain all of the Maritime Mixed Uses permitted in the existing "Steveston Maritime Mixed Use (ZMU12)" zone.
- Retain all of the Maritime Mixed Uses permitted in the existing "Steveston Maritime (ZC21)" zone.
- Limit the proposed new uses in the "Steveston Maritime (ZC21)" zone to the subject site only.



Staff worked with Onni to reduce the number of additional land uses. Staff requested indoor recreation not be included given the proximity to Steveston Community Centre. After consideration, Onni is requesting the addition of indoor recreation use to accommodate the type of recreation facility they may be able to secure, which they feel would provide services complementary to those currently provided in the neighbourhood.

## 6. Extending the Commercial Uses East of No. 1 Road

In 1997-1998, when the OCP/Steveston Area Plan was prepared, Village entrepreneurs did not want non-maritime related uses (e.g. pure commercial) to extend east of No. 1 Road, as there were concerns that such uses and their location outside the village may weaken the economic viability of the village.

This approach can now be reviewed because:

- The existing limited Maritime Mixed Use (MMU) uses have proven not to be economically viable.
- There has been an increase in Steveston's population which appears able to support both existing and new commercial uses and services.

Staff requested that Onni meet with the Steveston Merchants Association to review the proposal. Onni has been in contact with the association for a number of months and a meeting has been scheduled for late November. Staff will provide Council with an update of information arising from the meeting.

On behalf of the applicant, Hume Consulting Corporation submitted *Imperial Landing Preliminary Retail Analysis*, dated September 2013. This retail analysis report supports the proposal, indicating that:

- The 5,536 m<sup>2</sup> (or approximately 59,500 ft<sup>2</sup>) of Maritime Mixed Use and commercial space is small relative to the amount of retail floor area warranted by local and visitor demand, as modelled by the consultant.
- The proposed addition of an additional approximate 1,440 m<sup>2</sup> (15,500 ft<sup>2</sup>) grocery store is expected to help keep local shoppers from leaving Steveston to shop at other shopping centres anchored by a large format grocery store.
- A successful retail component on the subject site is expected to help retain more shopping trips within the community, helping to generate spin-off shopping trips to other nearby businesses within Steveston Village.
- Steveston Village includes a large number of businesses. It is unlikely that the proposed 10-12 businesses on the subject site will have a significant impact on existing businesses in Steveston.
- Many of the proposed businesses will be complementary to the existing business mix in Steveston Village.
- The strong market interest by prominent retailers and service providers indicates that the subject site is an attractive and viable location and will be sustainable.

## 7. Vehicle Access, Parking and Truck Delivery

The existing zoning and building design permits large trucks to access the site. A number of off-site improvements were provided to address anticipated traffic volumes to the site. Given the proposed change in use, additional off-site improvements are being provided to enhance pedestrian and cycling safety and Transportation Impact Study findings as identified below.

The elongated development site has four (4) vehicle accesses from Bayview Street, providing access to the development underground parking structures, truck loading bays, public parking areas, and controlled vehicle access to the City dike.

On behalf of the applicant, the consulting engineering firm MMM Group Limited prepared a Transportation Impact Study, dated October 2013. Transportation staff have reviewed the study and accept the findings that the existing parking and loading facilities, in combination with the proposed road network improvements and truck traffic restrictions, can accommodate the proposed addition of new commercial uses on the subject site. The study identifies that parking is provided on the site as follows:

- A total of 270 spaces are provided in two (2) parking structures on the site, including 81 spaces for the use of residents, 17 spaces for visitors and 172 spaces for the non-residential Maritime Mixed Use and commercial uses on the site.
- The parking supply exceeds the zoning bylaw requirement and will meet the parking demand of the existing uses permitted on the site, as well as the proposed commercial uses.

In addition, a total of 35 public parking spaces are provided on the site in public rights-of-ways aligned with the south ends of English Avenue and Ewen Avenue.

The developer has agreed to enter into a legal agreement to manage truck traffic as a consideration of zoning text amendment. The proposed legal agreement will identify that:

- Large delivery trucks are prohibited from accessing or entering the site, including tractor-trailer WB-17 size trucks.
- Truck delivery hours of operation for non-residential uses are limited to 7:00 am to 5:00 pm, Monday through Friday; 8:00 am to 5:00 pm on Saturday; and 9:00 am to noon on Sunday.
- Truck activity on the site is required to comply with the City's Noise Regulation Bylaw.

To address the future potential impact of truck traffic, the developer has agreed to provide a Letter of Credit security in the amount of \$15,000 as a consideration of zoning text amendment. The security would be held by the City for 18 months to allow for future traffic calming and truck activity mitigation that may be required after the commercial area is occupied.

A Servicing Agreement is a consideration of the zoning text amendment and will include design and construction of road improvements to address the proposed increased traffic on Bayview Street as a result of the development. Works include, but may not be limited to:

- Upgrading the No. 1 Road and Bayview Street intersection by raising this intersection and adding a bollard treatment similar to the No. 1 Road and Moncton Street intersection and installing decorative crosswalk surface treatment.
- Upgrading the crosswalks along Bayview Street:
  - a) At the two (2) midblock crosswalks between No. 1 Road and Moncton Street, providing raised crosswalks.
  - b) At the three (3) crosswalks at the Easthope Avenue traffic circle, removing a 1.5 m section of the granite cobble pavers from each end of the crosswalk (near curbs), replacing with an extension of the existing square concrete panels and installing decorative crosswalk surface treatment. This will create a 1.5 m wide smooth path at either end of the crosswalks for cyclists.
  - c) At the six (6) crosswalks at English Avenue and Ewen Avenue, removing the raised granite pavers and installing decorative crosswalk surface treatment to provide consistency between the crossings on Bayview Street.
- Installing 30 kph posted speed limit signs on Bayview Street from No. 1 Road to Moncton Street, Easthope Avenue, English Avenue and Ewen Avenue.
- Add "sharrows" pavement markings to identify that Bayview Street is shared by vehicles and bicycles from No. 1 Road to Moncton Street in both directions.

## 8. Heritage

Heritage and archaeological considerations of the site were completed with the original rezoning (RZ 98-153805). These included providing the City with interpretive materials, industrial artifacts and commemorative retention or allusion to former cannery and support facilities. Some bottles and shells post settlement (not First Nations) materials were also retrieved and are presently in the Richmond Museum collection.

The application was not referred to the City's Heritage Advisory Committee the proposal does not include any new construction and the subject site is located outside of the Steveston Village Heritage Conservation Area.

## 9. Environmentally Sensitive Areas

There are no Environmentally Sensitive Area (ESA) concerns with the proposed development, as the site does not extend into the foreshore area waterfront or associated riparian vegetation. ESA concerns for the uplands were addressed in the original BC Packers Development Permit (permitted under DP 98-153807) to protect the river edge ESA.

## 10. Community Benefits

The benefits of the proposal identified by the developer include:

- Roadway improvements, and additional bike racks to enhance walking and cycling.
- Registration of a legal agreement to ensure parking garage entry gates remain open during business hours, providing commercial customers and residential visitors with access to parking on the site.
- Truck traffic restrictions to prohibit large delivery trucks from accessing or entering the site, and to limit truck delivery hours of operation for non-residential uses.
- Traffic calming and truck activity mitigation Letter of Credit security.
- Voluntary community amenity contribution in the amount of \$1,500,000 towards the City's Leisure Facilities fund to be allocated at the discretion of Council.
- Voluntary Development Cost Charge contribution in the amount of \$136,206 to go towards development of Road Works DCC projects for the conversion of Maritime Mixed Use space to commercial space.
- Voluntary Development Cost Charge contribution in the amount of \$605 to go towards development of Storm Drainage DCC projects for the conversion of Maritime Mixed Use space to commercial space.
- The development design and total density remain unchanged from before this proposed zoning text amendment. The construction of the buildings and open spaces is nearing completion.
- View corridors, pedestrian passage and vehicle passage linking the BC Packers neighbourhood with the public dike walkway remain unchanged from before this proposed zoning text amendment.
- Publicly accessible open space along the south edge of the proposed residential buildings adjacent to the public dike walkway remain unchanged from before this proposed zoning text amendment.
- Public plazas at the south end of No. 1 Road and Easthope Avenue, and public parking at the south end of English Avenue and Ewen Avenue remain unchanged from before this proposed zoning text amendment.

**Financial Impact or Economic Impact**

None.

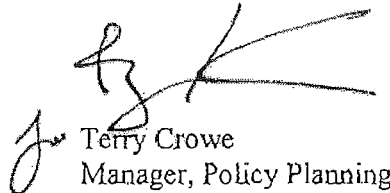
**Conclusion**

Omni Development (Imperial Landing) Corp. is requesting that the City allow a wider range of uses on their Maritime Mixed Use (MMU) site for improved economic viability and to enhance the community with uses to serve resident's needs. While the proposal can be considered under the City's 2041 OCP, an amendment to the Steveston Area Plan is required to address the additional uses being requested by the applicant. It should be noted that the site design is not affected by the land use change within the buildings and responds to the architectural form and character, vision and objectives set out in the Steveston Area Plan. The roadway improvements to enhance pedestrian and cyclist safety will assist in making Steveston a walking and cycling community.

On this basis, staff recommend that Official Community Plan Bylaw 7100, Amendment Bylaw 9062; and Richmond Zoning Bylaw 8500, Amendment Bylaw 9063 be introduced and given first reading.



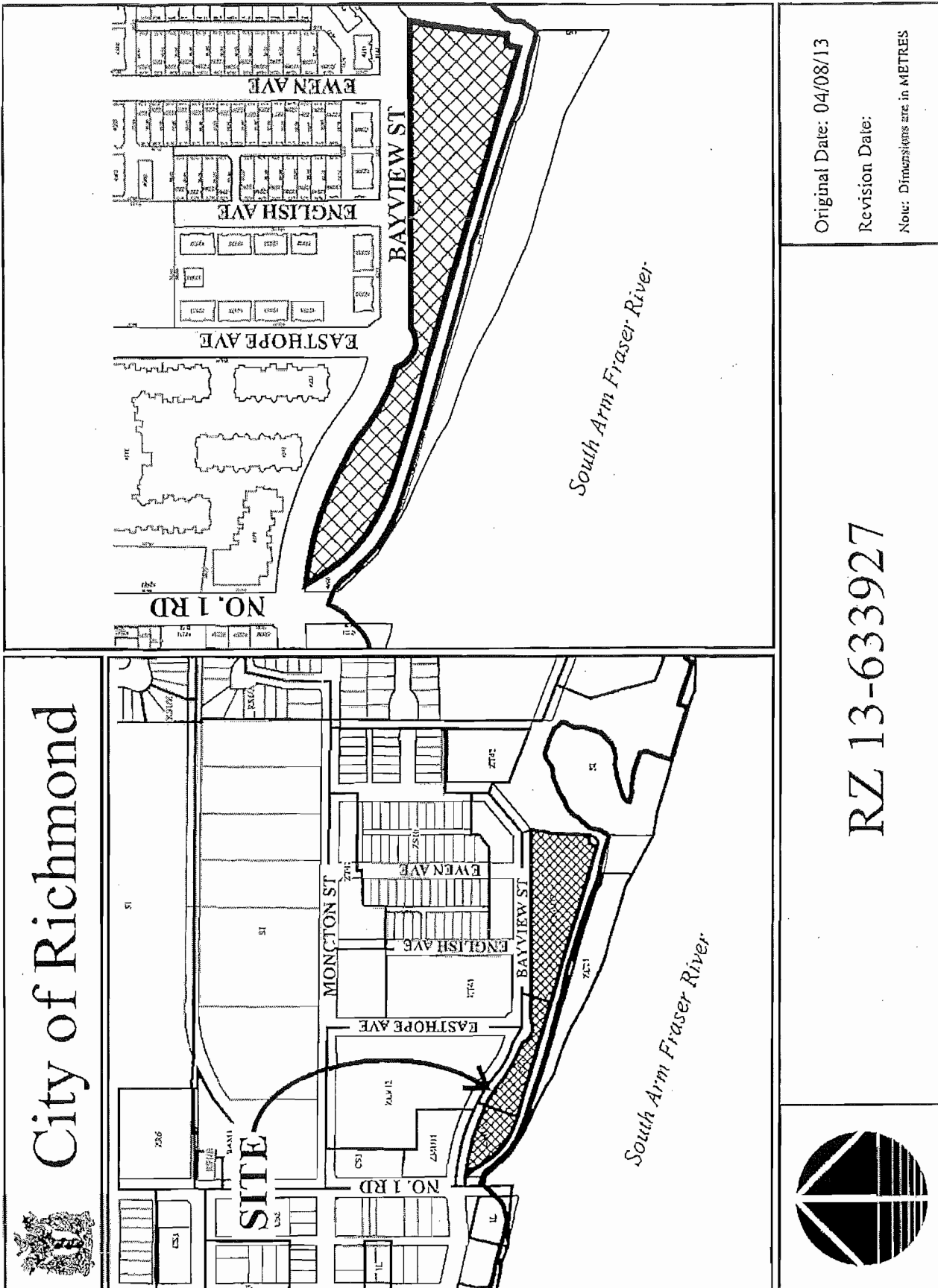
Sara Badyal, M. Arch, RPP  
Planner 2

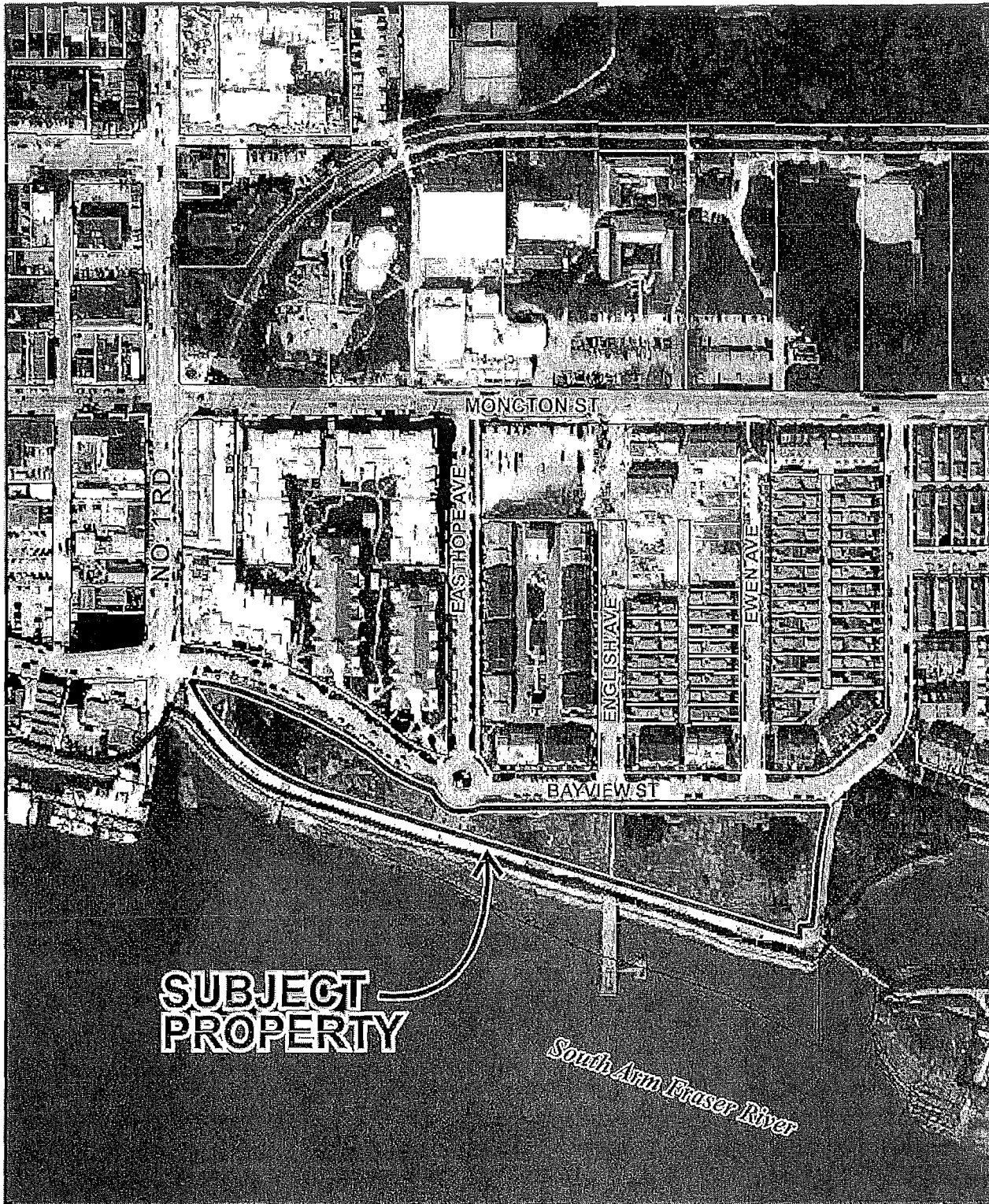


Terry Crowe  
Manager, Policy Planning

SB:blg

- Attachment 1: Location Map
- Attachment 2: Aerial Photo
- Attachment 3: BC Packers Land Use Map (Steveston Area Plan)
- Attachment 4: Development Application Data Sheet
- Attachment 5: Diagrammatic Site Plans and Floor Plans
- Attachment 6: Zoning Text Amendment Considerations
- Attachment 7: Public Open House Summary Report
- Attachment 8: Public Input Maps
- Attachment 9: Public Correspondence





RZ 13-633927

Original Date: 04/08/13

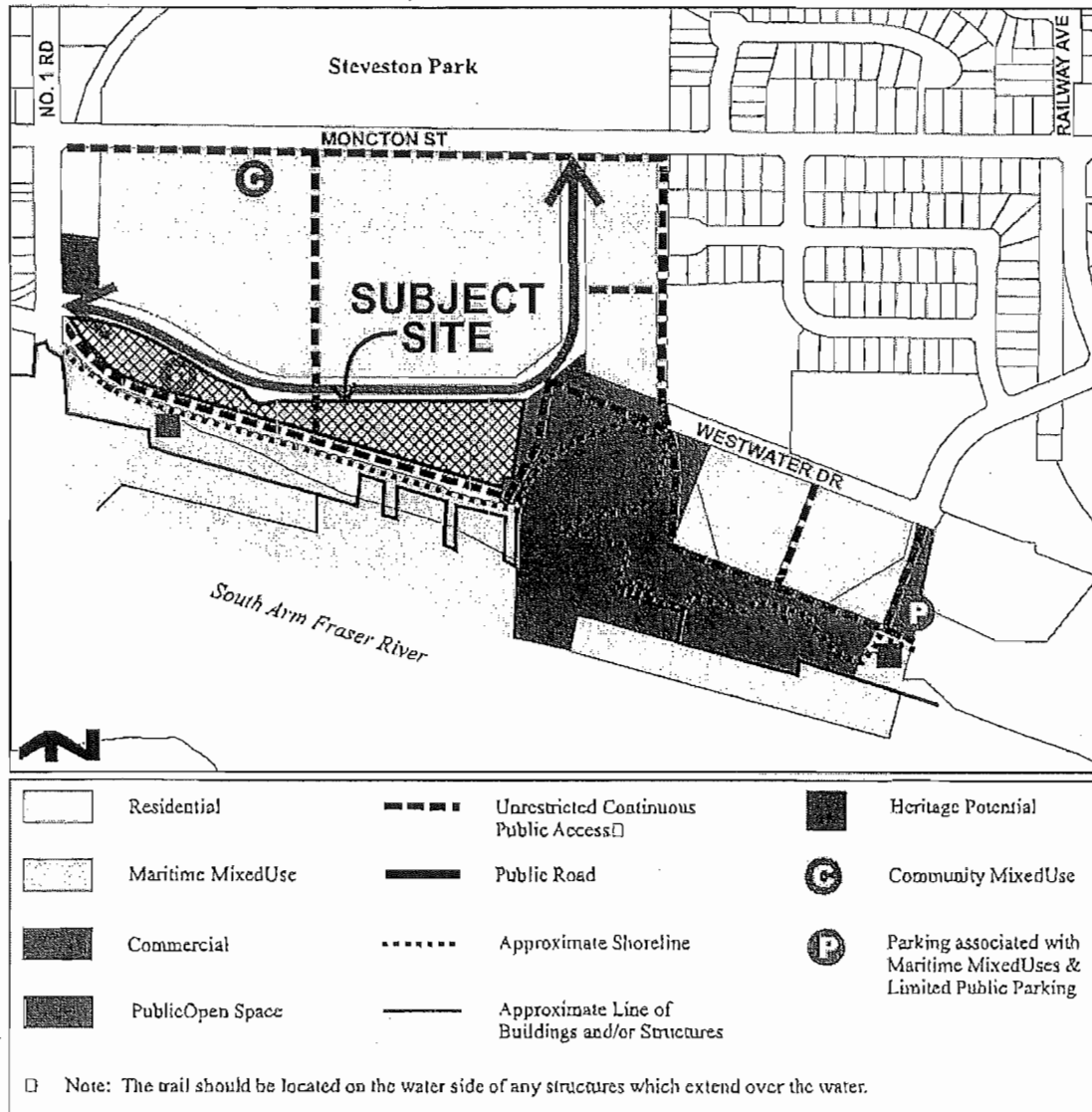
Amended Date:

Note: Dimensions are in METRES

CNCL - 148  
(Special)



# BC Packers Land Use Map





**RZ 13-633927**

**Attachment 4**

Address: 4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street (formerly 4300 Bayview Street)

Applicant: Onni Development (Imperial Landing) Corp.

Planning Area(s): BC Packers Waterfront Neighbourhood (Steveston Area Plan)

	Existing	Proposed																								
Owner:	Onni Development (Imperial Landing) Corp.	No change																								
Site Size (m <sup>2</sup> ):	14,042.7 m <sup>2</sup>	No change																								
Land Uses:	Mixed use	Mixed use																								
OCP Land Use Designation:	Maritime Mixed Use Parking associated with Maritime Mixed Use & Limited Public Parking	No change																								
Zoning:	Steveston Maritime Mixed Use (ZMU12) & Steveston Maritime (ZC21)	Amended Steveston Maritime Mixed Use (ZMU12) & Amended Steveston Maritime (ZC21)																								
Number of Units:	<table> <tr> <td>Building</td><td>Dwelling units</td><td>MMU</td></tr> <tr> <td>4020 Bayview St</td><td>12</td><td>631.2 m<sup>2</sup></td></tr> <tr> <td>4080 Bayview St</td><td>0</td><td>2,125.1 m<sup>2</sup></td></tr> <tr> <td>4100 Bayview St</td><td>0</td><td>165.5 m<sup>2</sup></td></tr> <tr> <td>4180 Bayview St</td><td>7</td><td>559.9 m<sup>2</sup></td></tr> <tr> <td>4280 Bayview St</td><td>22</td><td>1,278.8 m<sup>2</sup></td></tr> <tr> <td>4300 Bayview St</td><td>11</td><td>867.9 m<sup>2</sup></td></tr> <tr> <td>Total</td><td>52</td><td>5,536 m<sup>2</sup></td></tr> </table>	Building	Dwelling units	MMU	4020 Bayview St	12	631.2 m <sup>2</sup>	4080 Bayview St	0	2,125.1 m <sup>2</sup>	4100 Bayview St	0	165.5 m <sup>2</sup>	4180 Bayview St	7	559.9 m <sup>2</sup>	4280 Bayview St	22	1,278.8 m <sup>2</sup>	4300 Bayview St	11	867.9 m <sup>2</sup>	Total	52	5,536 m <sup>2</sup>	No change
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	Bylaw Requirement	Existing	New Variance
Floor Area Ratio	Max. 0.8	0.8	None permitted
Lot Coverage – Building	Max. 60%	39.7%	None
Building Setback	Min. 1 m	0 m Min. to ROW 1 m Min. to property line by approved DP	None
Height (m)	Max. 12 m & three-storey	12 m Max. & three-storey	None
Off-street Parking Spaces: Maritime Mixed Use & Commercial Resident Visitor (Accessible) Total	172 78 11 (6) 261	172 (1.6 ac.) 81 17 (7) 270	None
Public Parking Spaces	Limited	35 by approved DP	None
Small Car Parking Spaces	Max 50%	15% (39 spaces)	None
Amenity Space – Indoor	Min. 100 m <sup>2</sup>	Located in second floor of 4080 Bayview St. Building	None
Amenity Space – Outdoor	Min. 312 m <sup>2</sup>	1,295 m <sup>2</sup>	None



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**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 9062 (RZ 13-633927)  
4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street**

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

1. Richmond Official Community Plan Bylaw 7100 is amended by repealing and replacing the existing "Maritime Mixed Use" land use in Appendix 1 (Definitions) to Schedule 2.4 thereof with the following:

"Maritime Mixed Use means an area set aside to support the maritime economy, with an emphasis on uses which support primarily the commercial fishing fleet, including:

- i) Custom Workshops;  
Enclosed Storage Facilities;  
Fish Auction and Off-loading;  
Laundry and Drycleaning;  
Light Industrial;  
Maritime Educational Facilities;  
Moorage;  
Offices;  
Other Services Related to Maritime Uses;  
Parking;  
Service and Repair of Boats and Marine Equipment.
- ii) General retail and service uses are accommodated as additional uses in the Maritime Mixed Use Area, between Phoenix Pond and No. 1 Road.
- iii) Between Phoenix Pond and No. 1 Road, residential uses are accommodated above grade and only over the dry land portions of the Maritime Mixed Use area as a secondary use. In addition, residential uses are to be situated so as to minimize potential conflicts with other uses."

2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9062".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

\_\_\_\_\_  
MAYOR

_____
_____
_____
_____
_____
_____

CITY OF RICHMOND
APPROVED by <i>BL</i>
APPROVED by Manager or Solicitor <i>[Signature]</i>

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



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9063 (RZ 13-633927)  
4020, 4080, 4100, 4180, 4280 and 4300 Bayview Street**

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

- I. Richmond Zoning Bylaw 8500, as amended, is further amended:
  - (a) by inserting the following into subsection 20.12.2 (Permitted Uses):
    - “• **Animal Grooming**
    - **Child Care**
    - **Education, commercial**
    - **Health Service, minor**
    - **Library and exhibit**
    - **Recreation, indoor**
    - **Restaurant**
    - **Retail, convenience**
    - **Retail, general**
    - **Retail, secondhand**
    - **Service, financial**
    - **Service, business support**
    - **Service, household repair**
    - **Service, massage**
    - **Veterinary service**”
  - (b) by deleting subsection 20.12.11 (Other Regulations) and substituting the following:
    - “1. An **apartment housing building** is a **permitted use** in this zone only if there is no **habitable space** on the **building's** ground floor.
    2. The following **secondary uses** shall be located only in **apartment housing**:
      - a) **boarding and lodging**;
      - b) **community care facility, minor**; and
      - c) **home business**.

3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."

(c) by inserting the following into subsection 22.21.2 (Permitted Uses):

- Animal Grooming
- Child Care
- Education, commercial
- Health Service, minor
- Library and exhibit
- Recreation, indoor
- Restaurant
- Retail, convenience
- Retail, general
- Retail, secondhand
- Service, financial
- Service, business support
- Service, household repair
- Service, massage
- Service, personal
- Veterinary service"

(d) by deleting subsection 22.21.11 (Other Regulations) and substituting the following:

- "1. The following permitted uses in this zone shall be restricted to maritime or commercial fishing related uses only on the site located at P.I.D. 025-077-929, LOT H SECTION 11 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN LMP 49897:

- a) industrial, general;
- b) manufacturing, custom indoor;
- c) office; and
- d) parking, non-accessory.

2. The following permitted uses in this zone are not permitted on the site located at P.I.D. 025-077-929, LOT H SECTION 11 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN LMP 49897:

- Animal Grooming
- Child Care
- Education, commercial

- Health Service, minor
- Library and exhibit
- Recreation, indoor
- Restaurant
- Retail, convenience
- Retail, general
- Retail, secondhand
- Service, financial
- Service, business support
- Service, household repair
- Service, massage
- Service, personal
- Veterinary service

3. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."

4. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9063".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>B/C</i>
APPROVED by Director or Solicitor <i>hl</i>

\_\_\_\_\_  
MAYOR

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