City of Richmond

REVISED
Agenda

City Council

Council Chambers, City Hall
6911 No. 3 Road

Monday, October 28, 2019
7:00 p.m.

Pg. #	ITEM		
		MINUTES	
	1.	***Motion to:***	
CNCL-10		***(1)***	***adopt the minutes of the Regular Council meeting held on October 15, 2019;***
ADDED **CNCL-410**		***(2)***	***adopt the minutes of the Regular Council meeting for Public Hearings held on October 21, 2019; and***
CNCL-24		***(3)***	***receive for information the Metro Vancouver 'Board in Brief' dated October 4, 2019.***

AGENDA ADDITIONS & DELETIONS

PRESENTATIONS

(1) Dale Littlejohn, Executive Director, Community Energy Association, to present the UBCM Award for Excellence Electric Vehicle Parking Requirements.

(2) Alen Postolka, Manager, District Energy, to present the award from the American Association of Engineers for the 2019 Energy Project of the Year for Alexandra District Energy.

Pg. # ITEM

(3) Chris Duggan, Program Manager, Child Care, to present the UBCM Community Excellence Award for Child Care Needs Assessment and Strategy.

COMMITTEE OF THE WHOLE

2. ***Motion to resolve into Committee of the Whole to hear delegations on agenda items.***

3. Delegations from the floor on Agenda items.

PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED.

4. ***Motion to rise and report.***

RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

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

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

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Housekeeping Amendments for Traffic Bylaw No. 5870; Parking (Off-Street) Regulation Bylaw No. 7403; Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122; and Consolidated Fees Bylaw No. 8636

Pg. # ITEM

- Award of Contract 6334Q - Supply and Delivery of Boots and Accessories for Richmond Fire-Rescue
- Royal Canadian Marine Search and Rescue Funding Request
- Award of Contract 6430P – Provision For Managed Print Services
- 2020 Pollinator Partnership Initiatives
- Final Regulations for New Cannabis Products: Edibles, Extracts and Topicals
- Land use application for first reading (to be further considered at the Public Hearing on November 18, 2019):
  - 8131 and 8151 Bennett Road – Create the ZMU42 zone and Rezone from RS1/E and ASY to ZMU42 (Colliers International Consulting – applicant)
- Proposed Amendments to Child Care Development Policy 4017 and Richmond Zoning Bylaw No. 8500
- Translink 2020 Cost-Share Applications
- Award of Contract 6509P – Mattress and Upholstered Furniture Recycling Services
- Award of Contract 6503P – EV Charging Infrastructure and Management Provider

5. ***Motion to adopt Items No. 7 through No. 17 by general consent.***

Consent Agenda Item

6. **COMMITTEE MINUTES**

That the minutes of:

CNCL-34 ***(1) the Community Safety Committee meeting held on October 16, 2019;***

CNCL-47 ***(2) the Special General Purposes Committee meeting held on October 15, 2019;***

ADDED **CNCL-431** ***(3) the General Purposes Committee meeting held on October 21, 2019;***

CNCL-435 ***(4) the Planning Committee meeting held on October 22, 2019; and***

CNCL-440 ***(5) the Public Works and Transportation Committee meeting held on October 23, 2019;***

be received for information.

Pg. # ITEM

Consent Agenda Item

7. **HOUSEKEEPING AMENDMENTS FOR TRAFFIC BYLAW NO. 5870; PARKING (OFF-STREET) REGULATION BYLAW NO. 7403; NOTICE OF BYLAW VIOLATION DISPUTE ADJUDICATION BYLAW NO. 8122; AND CONSOLIDATED FEES BYLAW NO. 8636**
(File Ref. No. 12-8060-02-01) (REDMS No. 6155988)

CNCL-81

See Page **CNCL-81** for full report

COMMUNITY SAFETY COMMITTEE RECOMMENDATION

That the following bylaws are introduced and given first, second and third readings:

(1) Traffic Bylaw No. 5870, Amendment Bylaw No. 10023;

(2) Parking (Off-Street) Regulation Bylaw No. 7403, Amendment Bylaw No. 10024;

(3) Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10025; and

(4) Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10026.

Consent Agenda Item

8. **AWARD OF CONTRACT 6334Q - SUPPLY AND DELIVERY OF BOOTS AND ACCESSORIES FOR RICHMOND FIRE-RESCUE**
(File Ref. No. 99-Fire Rescue) (REDMS No. 6301150 v.5)

CNCL-95

See Page **CNCL-95** for full report

COMMUNITY SAFETY COMMITTEE RECOMMENDATION

(1) That Contract 6334Q - Supply and Delivery of Boots and Accessories for an initial three year term be awarded to Associated Fire Safety Group for the estimated average annual amount of $150,000.00, with an option to renew for two further one year terms, for an estimated total contract value of $750,000.00 over the five year term; and

(2) That the Chief Administrative Officer and the General Manager of Community Safety be authorized to execute the Contract 6334Q as outlined in the staff report titled "Award of Contract 6334Q – Supply and Delivery of Boots and Accessories for Richmond Fire-Rescue", dated September 16, 2019, from the Fire Chief.

Pg. # ITEM

Consent Agenda Item

9. **ROYAL CANADIAN MARINE SEARCH AND RESCUE FUNDING REQUEST**
(File Ref. No)

COMMUNITY SAFETY COMMITTEE RECOMMENDATION

That a letter of support for Royal Canadian Marine Search and Rescue's funding request for new equipment to the Vancouver Airport Authority be endorsed.

Consent Agenda Item

10. **AWARD OF CONTRACT 6430P-PROVISION FOR MANAGED PRINT SERVICES**
(File Ref. No. 04-1300-01) (REDMS No. 6138283 v. 27)

CNCL-99 See Page **CNCL-99** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

REVISED

(1) That Contract 6430P–Provision for Managed Print Services, for a five (5) year contract with the option to extend for two additional one-year periods, be awarded to Xerox Canada Ltd., for the total amount of $840,527.85; and

(2) That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to negotiate and execute a managed print services contract with Xerox Canada Ltd. on the terms and conditions of the contract as outlined in Contract 6430P–Provision for Managed Print Services.

Consent Agenda Item

11. **2020 POLLINATOR PARTNERSHIP INITIATIVES**
(File Ref. No. 10-6161-06) (REDMS No. 6236942 v. 11)

CNCL-105 See Page **CNCL-105** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

REVISED

That, as described in the report titled '2020 Pollinator Initiatives' from the Manager, Environment, dated September 18, 2019:

(1) staff collaborate with Border Free Bees to carry out the Richmond Nectar Trail Pilot Project;

(2) staff inform Council in 2020 with information on the final route for the Nectar Trail route in Richmond; and

(3) the City of Richmond pursues "Bat-Friendly Community" certification from the Community Bat Programs of BC.

Consent Agenda Item

12. **FINAL REGULATIONS FOR NEW CANNABIS PRODUCTS: EDIBLES, EXTRACTS AND TOPICALS**
(File Ref. No. 09-5350-01) (REDMS No. 6222948 v. 4)

CNCL-111 See Page **CNCL-111** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

REVISED

(1) That the report titled "Final Regulations for New Cannabis Products: Edibles, Extracts and Topicals," dated September 23, 2019, from the General Manager, Community Safety, be received for information;

(2) That staff examine the discrepancies of the penalties related to smoking offenses compared to vaping offenses, and report back; and

(3) That staff examine signage requirements related to cannabis in public facilities, and report back.

Consent Agenda Item

13. **APPLICATION BY COLLIERS INTERNATIONAL CONSULTING TO CREATE THE "RENTAL TENURE RESIDENTIAL AND RELIGIOUS ASSEMBLY (ZMU42) - ST. ALBANS (CITY CENTRE)" ZONE, AND REZONE THE SITE AT 8131 AND 8151 BENNETT ROAD FROM THE "SINGLE DETACHED (RS1/E)" ZONE AND THE "ASSEMBLY (ASY)" ZONE TO THE " RENTAL TENURE RESIDENTIAL AND RELIGIOUS ASSEMBLY (ZMU42) - ST. ALBANS (CITY CENTRE)" ZONE**
(File Ref. No. RZ 18-808220) (REDMS No. 6210273)

CNCL-168 See Page **CNCL-168** for full report

PLANNING COMMITTEE RECOMMENDATION

REVISED ***That Richmond Zoning Bylaw 8500, Amendment Bylaw 10065 to create the "Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)" zone, and to rezone 8131 and 8151 Bennett Road from the "Single Detached (RS1/E)" zone and the "Assembly (ASY)" zone to the "Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)" zone, be introduced and given first reading.***

Consent Agenda Item

14. **PROPOSED AMENDMENTS TO CHILD CARE DEVELOPMENT POLICY 4017 AND RICHMOND ZONING BYLAW NO. 8500**
(File Ref. No. 07-3070-00) (REDMS No. 6160957)

CNCL-357 See Page **CNCL-357** for full report

PLANNING COMMITTEE RECOMMENDATION

REVISED

(1) That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10095 be introduced and given first reading; and

(2) That upon adoption of Richmond Zoning Bylaw No. 8500, Amendment 10095, the Child Care Development Policy 4017 be amended, as set out in Attachment 1 of the report dated October 7, 2019 from the Director, Community Social Development, titled "Proposed Amendments to the Child Care Development Policy 4017 and Richmond Zoning Bylaw No. 8500."

Consent Agenda Item

15. **TRANSLINK 2020 COST-SHARE APPLICATIONS**
(File Ref. No. 01-0154-04) (REDMS No. 6248060 v. 6)

CNCL-380 See Page **CNCL-380** for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

REVISED ***That as described in the report titled "TransLink 2020 Cost-Share Applications" dated August 26, 2019 from the Director, Transportation:***

(a) the Cambie Road Overpass project be endorsed;

(b) the submission of road, pedestrian, bicycle and transit facility improvement projects as part of the TransLink 2020 cost-share programs be endorsed;

(c) the information will be considered in the 2020 Capital Budget process; and

(d) the Chief Administrative Officer and General Manager, Planning and Development be authorized to execute the successful funding agreements.

Consent Agenda Item

16. **AWARD OF CONTRACT 6509P – MATTRESS AND UPHOLSTERED FURNITURE RECYCLING SERVICES**
(File Ref. No. 10-6370-01) (REDMS No. 6285538 v. 7)

CNCL-390

See Page **CNCL-390** for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

REVISED

That Contract 6509P – Mattress and Upholstered Furniture Recycling Services be awarded to Canadian Mattress Recycling Inc. at an estimated total contract value of $1,029,185 over a maximum five-year term and the Chief Administrative Officer and General Manager, Engineering & Public Works be authorized to negotiate and execute a service contract with Canadian Mattress Recycling Inc. incorporating the key terms outlined in the staff report dated September 24, 2019.

Consent Agenda Item

17. **AWARD OF CONTRACT 6503P – EV CHARGING INFRASTRUCTURE AND MANAGEMENT PROVIDER**
(File Ref. No. 02-0780-01) (REDMS No. 6282527 v. 10)

CNCL-395

See Page **CNCL-395** for full report

Pg. # ITEM

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

REVISED ***That Contract 6503P – Electric Vehicle Charging Infrastructure and Management Provider be awarded to Forseeson Technology for a five-year term for an estimated total value of $1,506,322, and the Chief Administrative Officer and Acting General Manager, Engineering & Public Works be authorized to negotiate and execute a service contract with Forseeson Technology incorporating the key terms outlined in the staff report dated October 9, 2019.***

****

CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

****

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

18. **YOUTH CITY COUNCIL**
(File Ref. No. 07-3000-01) (REDMS No. 6236478 v. 13)

CNCL-146 See Page **CNCL-146** for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

Opposed: Cllrs. Day, Greene and Wolfe

REVISED

(1) That the Youth Civic Engagement Program (Option 1) as described in the staff report titled "Youth City Council," dated October 8, 2019, from the Director, Community Social Development be approved;

(2) That staff consider establishing an annual conference for all program participants and explore collaboration opportunities such as mock Council meetings and visits with Council members; and

(3) That the Youth Civic Engagement Program be reviewed in one year.

19. ***Motion to rise and report.***

RATIFICATION OF COMMITTEE ACTION

PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

CNCL-402 Indemnification **Bylaw No. 9911**
Opposed at 1st/2nd/3rd Readings – None.

CNCL-405 City Centre District Energy Utility Bylaw No. 9895, Amendment **Bylaw No. 10100**
Opposed at 1st/2nd/3rd Readings – None.

ADDED Permissive Exemption (2020) **Bylaw No. 10027**
CNCL-447 Opposed at 1st/2nd/3rd Readings – None.

CNCL-408 Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9852**
(3991 / 3993 Lockhart Road, RZ 17-774722)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

ADJOURNMENT

City of Richmond

Minutes

Regular Council

Tuesday, October 15, 2019

Place:	Council Chambers Richmond City Hall
Present:	Mayor Malcolm D. Brodie Councillor Chak Au Councillor Carol Day Councillor Kelly Greene Councillor Alexa Loo Councillor Bill McNulty Councillor Linda McPhail Councillor Harold Steves Councillor Michael Wolfe Corporate Officer – Claudia Jesson
Call to Order:	Mayor Brodie called the meeting to order at 7:00 p.m.

RES NO.	ITEM	
		MINUTES
R19/16-1	1.	It was moved and seconded ***That the minutes of the Regular Council meeting held on September 23, 2019, be adopted as circulated***

CARRIED

Regular Council
Tuesday, October 15, 2019

AGENDA ADDITIONS & DELETIONS

R19/16-2 It was moved and seconded

(1) That the following recommendation for Item No. 7 - Richmond Sports Council Facility Needs Assessment 2018 Update, be amended to the following:

That staff:

(1) work with the Richmond Sports Council and other stakeholders to develop a City of Richmond sport facility and infrastructure priority list for consideration in future corporate facility or park plans; and

(2) report to the Parks, Recreation and Cultural Services Committee within one month on a timeline for completing this sport facility and infrastructure priority list; and

(2) That George Massey Crossing – Phase 2 Discussion, be added to the Agenda as Item No. 17A with the following recommendation:

(1) That the report titled "George Massey Crossing Project – Phase 2 Crossing Options", dated October 15, 2019 be received for information;

(2) That based on the Province's technical analysis, the City of Richmond endorse a new eight-lane immersed-tube tunnel with multi-use pathway and two dedicated transit lanes as the preferred option for the George Massey Crossing for the purposes of public engagement; and

(3) That a request be made to the Province to develop further plans to improve transit along the entire Highway 99 corridor to improve transit speed, reliability and capacity.

CARRIED

Regular Council
Tuesday, October 15, 2019

PRESENTATION

Elizabeth Ayers, Director, Recreation and Sport Services, presented a video on the Community Services 2019 Summer Programs Update for Children, Youth and Families (copy on-file, City Clerk's Office).

COMMITTEE OF THE WHOLE

R19/16-3 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:05 p.m.).

CARRIED

3. Delegations from the floor on Agenda items.

Item No. 15 – Age of Eligibility for Seniors Pricing

Rory Sutter, Richmond resident, spoke on the City's recreation pricing policies and subsidies, expressing that recreation fees should be kept low and programs remain accessible to all groups. Also, he was of the opinion that funding is available to maintain low recreation fees and that large capital projects should be reviewed to avoid potential higher recreation costs.

R19/16-4 4. It was moved and seconded
That Committee rise and report (7:09 p.m.).

CARRIED

CONSENT AGENDA

R19/16-5 5. It was moved and seconded
That Items No. 6 through No. 14 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

(1) the Parks, Recreation and Cultural Services Committee meeting held on September 24, 2019;

(2) the General Purposes Committee meeting held on October 7, 2019;

(3) the Finance Committee meeting held on October 7, 2019; and

(4) the Planning Committee meeting held on October 8, 2019;

be received for information.

ADOPTED ON CONSENT

7. **RICHMOND SPORTS COUNCIL FACILITY NEEDS ASSESSMENT 2018 UPDATE**
(File Ref. No. 11-7000-10-01; 11-7025-09-002) (REDMS No. 6197503 v. 49; 6198084)

That staff:

(1) work with the Richmond Sports Council and other stakeholders to develop a City of Richmond sport facility and infrastructure priority list for consideration in future corporate facility or park plans; and

(2) report to the Parks, Recreation and Cultural Services Committee within one month on a timeline for completing this sport facility and infrastructure priority list.

ADOPTED ON CONSENT

8. **REPLACEMENT OF THE RICHMOND TENNIS CLUB BUBBLE**
(File Ref. No. 11-7000-10-01; 11-7025-09-008; 06-2050-20-MPTC) (REDMS No. 6273960 v. 11)

That Council approve funding of $241,000 from the Council Community Initiative Account, to the Richmond Tennis Club, and that the expenditure be included in the Consolidated 5 Year Financial Plan (2020-2024), as outlined in the staff report titled, "Replacement of the Richmond Tennis Club Bubble," dated August 29, 2019, from the Director, Recreation and Sport Services.

ADOPTED ON CONSENT

9. **CITY CENTRE DISTRICT ENERGY UTILITY BYLAW NO. 9895, AMENDMENT BYLAW NO. 10100**
(File Ref. No. 12-8060-20-010100) (REDMS No. 6285408; 6285447)

That the City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10100 presented in the "City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10100" report dated September 6, 2019, from the Director, Sustainability and District Energy be introduced and given first, second, and third readings.

ADOPTED ON CONSENT

10. **INDEMNIFICATION BYLAW**
(File Ref. No. 12-8060-20-9911) (REDMS No. 6092440; 5928448)

That Indemnification Bylaw No. 9911 be introduced and given first, second and third readings.

ADOPTED ON CONSENT

11. **CONSOLIDATED FEES BYLAW NO. 8636, AMENDMENT BYLAW NO. 10056**
(File Ref. No. 12-8060-20-010056) (REDMS No. 6292400; 6292427)

That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10056 be introduced and given first, second and third readings.

ADOPTED ON CONSENT

12. **PERMISSIVE EXEMPTION (2020) BYLAW NO. 10027**
(File Ref. No. 12-8060-20-10027) (REDMS No. 6170200; 6170225)

That Permissive Exemption (2020) Bylaw No. 10027 be introduced and given first, second and third readings.

ADOPTED ON CONSENT

13. **NON-PROFIT SOCIAL SERVICE AGENCY CURRENT AND FUTURE SPACE NEEDS**
(File Ref. No. 07-3000-01) (REDMS No. 6221117 v. 4; 6287846; 6322908)

(1) ***That non-profit social service agency space needs be communicated and a letter be sent to key stakeholders, including the Premier, the Minister of Municipal Affairs and Housing, the Minister of Social Development and Poverty Reduction, the Minister of Health and Addictions, the Leader of the Opposition and Shadow Ministries, the Richmond Members of the Legislative Assembly (MLAs), the Richmond Members of Parliament (MPs) and appropriate Federal ministers, the Richmond School District, Vancouver Coastal Health, and the Urban Development Institute, to encourage collaboration in addressing the concerns of social service agencies;***

(2) ***That the City and key stakeholders seek immediate opportunities to prevent the loss of at-risk, high priority social service agencies in Richmond as described in the staff report titled "Non-Profit Social Service Agency Current and Future Space Needs", dated September 20, 2019 from the Director, Community Social Development; and***

(3) ***That options to increase the supply of affordable non-profit social service agency space in the City Centre and other appropriate locations be identified.***

ADOPTED ON CONSENT

14. **APPLICATION BY MAPLE HILL SCHOOL INC. FOR A TEMPORARY COMMERCIAL USE PERMIT AT 2370 - 4000 NO. 3 ROAD**
(File Ref. No. TU 19-855101) (REDMS No. 6276214)

(1) ***That the application by Maple Hill School Inc. for a Temporary Commercial Use Permit for the property at 2370- 4000 No. 3 Road to allow education (limited to an independent school offering grades 9 to 12) as a permitted use be considered until August 31, 2020; and***

(2) ***That this application be forwarded to the November 18, 2019 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.***

ADOPTED ON CONSENT

****

CONSIDERATION OF MATTERS REMOVED FROM THE CONSENT AGENDA

****

NON-CONSENT AGENDA ITEMS

PARKS, RECREATION AND CULTURAL SERVICES COMMITTEE

Councillor Harold Steves, Chair

15. **AGE OF ELIGIBILITY FOR SENIORS PRICING**
(File Ref. No. 11-7000-07) (REDMS No. 6245774 v. 26; 6272948; 6272956; 6272957)

R19/16-6 It was moved and seconded

(1) ***That a pricing policy for Community Services programs, rentals and admissions be developed, and report back to Council with a draft policy for consideration, as described in the staff report titled "Age of Eligibility for Seniors Pricing," dated August 29, 2019, from the Director, Recreation and Sport Services;***

(2) ***That $25,000 from the Recreation Fee Subsidy Program (RFSP) contingency fund of $50,000, previously approved by Council be allocated to the central fund, as described in the staff report titled "Age of Eligibility for Seniors Pricing," dated August 29, 2019, from the Director, Recreation and Sport Services; and***

(3) ***That a one-time additional level request of $82,000 to support the Recreation Fee Subsidy Program (RFSP) be submitted for consideration in the 2020 budget process, as described in the staff report titled "Age of Eligibility for Seniors Pricing," dated August 29, 2019, from the Director, Recreation and Sport Services.***

The question on the motion was not called as discussion ensued with regard to (i) Recreation Fee Subsidy Program qualification, (ii) a descending scale of recreation fees for senior users and an elimination of recreation user fees for those over 85 years old, and (iii) the timeline to develop a pricing policy for Community Services programs.

In reply to queries from Council, staff noted that staff can provide a memorandum on the qualification requirements for the Recreation Fee Subsidy Program. Also, staff noted that preliminary work has been initiated prior to the consultation process and that stakeholders will be participating throughout the development phases of the pricing policy.

As a result of the discussion, staff were directed to provide an update to the development of the pricing policy for Community Services programs every three months.

The question on the motion was then called and it was **CARRIED**.

FINANCE COMMITTEE

Mayor Malcolm D. Brodie, Chair

16. **AMENDMENTS TO THE CONSOLIDATED 5 YEAR FINANCIAL PLAN (2019-2023) BYLAW NO. 9979**
(File Ref. No. 12-8060-20-010078) (REDMS No. 6253556 v. 9; 6260485)

R19/16-7 It was moved and seconded
That the Consolidated 5 Year Financial Plan (2019-2023) Bylaw No. 9979, Amendment Bylaw No. 10078, which incorporates and puts into effect the changes as outlined in the staff report titled "Amendments to the Consolidated 5 Year Financial Plan (2019-2023) Bylaw No. 9979" dated August 22, 2019, from the General Manager, Finance and Corporate Services, be introduced and given first, second and third readings.

The question on the motion was not called as Mayor Brodie advised that the proposed bylaw addresses administrative aspects of the 5 Year Financial Plan that have previously been approved by Council and that the proposed bylaw will have no tax implications.

Discussion ensued with regard to (i) source funding for the proposed Richmond Lawn Bowling Clubhouse, (ii) tax revenue transfers to reserves, and (iii) cost recovery for City electric vehicle charging stations.

The question on the motion was then called and it was **CARRIED** with Cllrs. Day, Greene, Steves and Wolfe opposed.

FINANCE AND CORPORATE SERVICES

17. **VAPING PRODUCTS ADVERTISING POLICY**
(File Ref. No. 01-0270-02-2019-096; 01-0095-2001; 07-3000-02) (REDMS No. 6321962 v. 2)

R19/16-8 It was moved and seconded
That the general policy, which reads that the City opposes the placement of vaping product advertising on sites and property that the City owns and/or has sufficient control over, including transit shelters, transit benches and other street furniture, as set out in the staff report titled "Vaping Products Advertising Policy," dated October 9, 2019, be adopted.

The question on the motion was not called as discussion ensued with public awareness of the City's position on the advertising of vaping products.

As a result of the discussion, staff were directed to notify residents and businesses on the City's position on the advertising of vaping products.

The question on the motion was then called and it was **CARRIED**.

18. **GEORGE MASSEY CROSSING – PHASE 2 DISCUSSION**
(File Ref. No.) (REDMS No.)

R19/16-9 It was moved and seconded
(1) That the report titled "George Massey Crossing Project – Phase 2 Crossing Options", dated October 15, 2019 be received for information;

(2) ***That based on the Province's technical analysis, the City of Richmond endorse a new eight-lane immersed-tube tunnel with multi-use pathway and two dedicated transit lanes as the preferred option for the George Massey Crossing for the purposes of public engagement; and***

(3) ***That a request be made to the Province to develop further plans to improve transit along the entire Highway 99 corridor to improve transit speed, reliability and capacity.***

The question on the motion was not called as discussion ensued with regard to developing a strategy to reduce vehicle use and improve public transit along the Highway 99 corridor.

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

R19/16-10 It was moved and seconded
That the following recommendation be added as Part (4):

That:

(a) ***a letter be forwarded to the Premier and Minister of Transportation and Infrastructure advising of the City of Richmond's position regarding the George Massey Crossing;***

(b) ***a letter be forwarded to the local Members of the Legislative Assembly seeking support for City of Richmond's position regarding the George Massey Crossing; and***

(c) ***copies of the letter be sent to the Provincial Leader of the Opposition, Provincial Leader of the Green Party, Federal Minister of Transportation, Federal Party Leaders and Richmond Members of Parliament.***

The question on the amendment motion was not called as discussion ensued on (i) assigning dedicated transit lanes in the new George Massey Crossing, (ii) the timeline of the environmental assessment and Fraser River dredging, (iii) the consultation and construction process and timeline, (iv) potential additional emissions from bridge use compared to tunnel use, and (v) reviewing the number of general traffic lanes in the proposed George Massey Crossing.

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

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

(1) That the report titled "George Massey Crossing Project – Phase 2 Crossing Options", dated October 15, 2019 be received for information;

(2) That based on the Province's technical analysis, the City of Richmond endorse a new eight-lane immersed-tube tunnel with multi-use pathway and two dedicated transit lanes as the preferred option for the George Massey Crossing for the purposes of public engagement; and

(3) That a request be made to the Province to develop further plans to improve transit along the entire Highway 99 corridor to improve transit speed, reliability and capacity; and

(4) That:

(a) a letter be forwarded to the Premier and Minister of Transportation and Infrastructure advising of the City of Richmond's position regarding the George Massey Crossing;

(b) a letter be forwarded to the local Members of the Legislative Assembly seeking support for City of Richmond's position regarding the George Massey Crossing; and

(c) copies of the letter be sent to the Provincial Leader of the Opposition, Provincial Leader of the Green Party, Federal Minister of Transportation, Federal Party Leaders and Richmond Members of Parliament.

was not called as there was agreement to deal with Parts (1) to (3) and Part (4) separately.

The question on the motion for Parts (1) to (3) of was then called and it was **CARRIED**.

The question on the motion for Part (4) was then called and it was **CARRIED** with Cllr. Loo opposed.

BYLAWS FOR ADOPTION

R19/16-11 It was moved and seconded
That the following bylaws be adopted:

Traffic Bylaw No. 5870 Amendment Bylaw No. 10076;

Consolidated Fees Bylaw No. 8636 Amendment Bylaw No. 10079;

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9914.

CARRIED

It was noted that the third reading of *Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9681* would require rescindment in order to change subsection (g) of the bylaw into subsection (f), and as a result, the following **motion** was introduced:

R19/16-12 It was moved and seconded
That the third reading of Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9681 be rescinded.

CARRIED
Opposed: Cllr. Wolfe

R19/16-13 It was moved and seconded
That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9681, with amendments to change subsection (g) into subsection (f), be given third reading.

The question on the motion was not called as discussion ensued with regard to limiting development on the site's environmental sensitive area and expanding the development's affordable housing options.

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

R19/16-14 It was moved and seconded
That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9681 be adopted.

CARRIED
Opposed: Cllr. Wolfe

DEVELOPMENT PERMIT PANEL

R19/16-15 19. It was moved and seconded

(1) That the minutes of the Development Permit Panel meeting held on September 25, 2019 and the Chair's report for the Development Permit Panel meeting held on September 11, 2019, be received for information; and

(2) That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-829140) for the property at 8820, 8840, 8860, 8880, 8900, 8911 and 8931 Spires Road and the surplus portion of the Spires Road road allowance be endorsed, and the Permit so issued.

CARRIED

ADJOURNMENT

R19/16-16 It was moved and seconded
That the meeting adjourn (8:28 p.m.).

CARRIED

City of Richmond

Minutes

Regular Council
Tuesday, October 15, 2019

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Tuesday, October 15, 2019.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

4730 Kingsway, Burnaby, BC, Canada V5H 0C6 | 604-432-6200 | metrovancouver.org

For Metro Vancouver meetings on Friday, October 4, 2019

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver. For more information, please contact Greg.Valou@metrovancouver.org or Kelly.Sinoski@metrovancouver.org

Metro Vancouver Regional District

E 1.1 Affordable Housing Proposed Partnership Funding Model **APPROVED**

The Board approved an amended motion directing staff to include for approval in the 2020 Affordable Housing budget a $4-million tax requisition for the purpose of dedicated funding for new MVHC affordable housing development projects on lands owned by MVRD or MVRD member jurisdictions.

A new annual requisition of $4 million would provide sufficient equity to develop new units of affordable housing on underutilized or vacant municipal land using MVHC's current affordability mix of 70% at the low end of market and 30% rent-geared-to-income. This estimate assumes current construction costs with standard site servicing requirements, interest rates of 4.5% and 50-year amortization and a long-term lease at a nominal cost.

With an additional $4 million in annual revenue (representing approximately $4 per household), it is estimated Metro Vancouver Housing can develop 500 new units of affordable housing on member owned lands over the next ten years. There is also the potential to leverage Metro Vancouver's equity and partner with other levels of government.

E 2.1 Squamish-Lillooet Regional District Regional Growth Strategy Amendment Bylaw No. 1562-2018 **APPROVED**

The Board accepted Squamish-Lillooet Regional District Regional Growth Strategy Amendment Bylaw No. 1562-2018 and will notify the Squamish-Lillooet Regional District Board of its decision.

On August 6, 2019, the Squamish-Lillooet Regional District Board Chair sent a letter to the MVRD Board requesting acceptance of the Squamish-Lillooet Regional District Regional Growth Strategy Amendment Bylaw 1562-2018 within 60 days. As an adjacent regional district, Metro Vancouver is considered an affected local government under the Local Government Act and has the opportunity to review the strategy.

E 2.2 Metro 2050 Engagement Plan **APPROVED**

The Metro Vancouver Board approved the updated Metro 2050 Engagement Plan as outlined in the report and:

- in alignment with the requirements of Subsection 434(3) of the Local Government Act, directed staff to include a Regional Public Hearing as part of the engagement process for Metro 2050;
- as per Subsection 433(4) of the Local Government Act, resolved to notify affected local governments and the Minister of Municipal Affairs and Housing of the initiated update to Metro 2040; and

- directed staff to offer each member jurisdiction the opportunity to co-host a public information meeting on Metro 2050 aligned with respective Council presentations.

The comprehensive update to Metro 2040 will build on its strengths, extending the strategy's time horizon to the year 2050, integrating with Transport 2050, and strengthening current policies to address policy gaps. Pursuant to Section 434 of the Local Government Act, the MVRD Board is required to adopt a consultation plan that provides early and ongoing opportunities for engagement.

The Metro 2050 Engagement Plan provides opportunities for plan signatories, non-signatory stakeholders, First Nations and the public to provide input into the comprehensive update to Metro 2040. The engagement plan is intended to meet the requirements of the Local Government Act and to align with Metro Vancouver's Public Engagement Policy.

Based on comments provided by the MVRD Board to consider additional opportunities for public input, several updates were made to the Metro 2050 Engagement Plan. These include: additional sub-regional public meetings (Metro 2050 Community Dialogues), an additional online opportunity for input (Online Open House), and providing an opportunity for each member jurisdiction to co-host a public information meeting on Metro 2050.

E 2.3 Metro 2040 Scope and Status Update **RECEIVED**

The Board received for information a status update on the progress towards developing Metro 2050, including an update on engagement collaboration with TransLink, as well as providing an opportunity for Committee members to comment on scoping decisions that will inform the Metro 2050 process.

In summary, parcel or site-specific changes to the Urban Containment Boundary or regional land-use designations will continue to be undertaken through the Metro 2040 minor amendment process rather than through the comprehensive update to Metro 2040; such site-specific changes will need to be deferred during the acceptance phase of the amendment bylaw (i.e. Phase 3); some targeted changes to regional land-use designations and overlays will likely be considered through the comprehensive update; and the Regional Planning Committee and the MVRD Board are the primary means through which comment will be received from MVRD Board Directors.

E 2.4 Establishment of an Intergovernmental Advisory Committee for the Update to the Regional Growth Strategy **APPROVED**

The Board:

- Resolved to establish an Intergovernmental Advisory Committee to advise on the development and implementation of the update of the regional growth strategy, as required by Section 450 of the Local Government Act;
- appointed the Director of Regional Planning and Electoral Area Services and the Division Manager of Growth Management and Transportation of Metro Vancouver to the Intergovernmental Advisory Committee; and
- resolved to invite the following authorities and organizations to make appointments to the Intergovernmental Advisory Committee:

- Metro Vancouver member jurisdictions;
- South Coast British Columbia Transportation Authority;
- Provincial Government;
- Fraser Valley Regional District and the Squamish-Lillooet Regional District;
- Port of Vancouver;
- Vancouver Airport Authority;
- Agricultural Land Commission;
- Fraser Health and Vancouver Coastal Health;
- the University of British Columbia, Simon Fraser University and Kwantlen Polytechnic University; and
- Local First Nations.

E 2.5 City of Vancouver's Regional Context Statement – 5 Year Review **APPROVED**

The Board accepted the City of Vancouver's Regional Context Statement as submitted to Metro Vancouver on July 26, 2019.

The City of Vancouver has requested the continued acceptance of its 2013 Regional Context Statement. In accordance with the provisions of the Local Government Act, each member jurisdiction's regional context statement must be reviewed at least every five years, giving the local government an opportunity to consider whether any recent municipal planning studies would trigger changes to its Regional Context Statement. The City's 2013 Regional Context Statement remains generally consistent with the goals, strategies and actions in Metro 2040.

E 3.1 Regional Parks Land Acquisition and Development Funding **APPROVED**

The Board approved an amended motion directing staff to move forward with the establishment of a property tax requisition to provide annual funding to advance the implementation of the Regional Parks Land Acquisition 2050 strategy and the opening of new park land for public use.

The Board:

- Directed staff to include for approval in the Regional Parks 2020 budget an additional contribution of $4 million to advance the Regional Parkland Acquisition Reserve Fund and include an additional $4 million increase annually until 2024; and
- Prepared an amendment to the Greater Vancouver Regional District Bylaw 735, the bylaw that established a Regional Parkland Acquisition Reserve Fund, to enable capital funding provisions for both land acquisition and park development for Board approval.

E 3.2 Campbell Valley Regional Park – Proposed Campbell Valley Nature Centre Location **APPROVED**

The Board approved the South Valley Activity Area in Campbell Valley Regional Park as the future location for the Campbell Valley Nature Centre.

The Campbell Valley Nature House was originally located at the South Valley Entrance in Campbell Valley Regional Park. In 2017, a site investigation found the building required significant improvements. It was determined it was not cost effective to repair and the building was subsequently demolished.

Metro Vancouver will be seeking input on the development of a new nature centre as part of the Campbell Valley Regional Park Management Plan Update. The update will seek to test stakeholder, First Nations, partner, and public current values, interests, concerns and desires for the park and new nature centre. Public engagement for this will commence in fall 2019.

E 4.1 Integrated Public Engagement Process for the Metro Vancouver Clean Air Plan and Climate 2050 **APPROVED**

The Board:

- approved the scope of the proposed Clean Air Plan as presented;
- authorized staff to proceed with the engagement process on the Clean Air Plan; and
- directed staff to integrate the Clean Air Plan engagement process with the Climate 2050 engagement process.

E 5.1 2020 Schedule of Regular Board Meetings **RECEIVED**

The Board received for information the schedule of regular board meetings, as follows:

- Meeting Dates
  - Friday, January 31, 2020
  - Friday, February 28, 2020
  - Friday, March 27, 2020
  - Friday, April 24, 2020
  - Friday, May 29, 2020
  - Friday, July 3, 2020
  - Friday, July 31, 2020
  - Friday, October 2, 2020
  - Wednesday, October 21, 2020 (Budget Workshop)
  - Friday, October 30, 2020
  - Friday, November 27, 2020 (Inaugural Meeting)
  - Friday, December 11, 2020

- Meeting Place and Time
  - Metro Vancouver Boardroom, 28th Floor, 4730 Kingsway, Burnaby BC, at 9:00 a.m., unless otherwise specified on the Metro Vancouver public notice board, the Metro Vancouver website, and the respective agenda.

G 1.1 Amending Metro Vancouver 2040: Shaping our Future to Reflect Accepted Regional Context Statements – Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1285, 2019 **RECEIVED APPROVED**

The Board:

- Received for information the comments from the affected local governments and agencies as presented; and
- Passed and finally adopted Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1285, 2019.

G 1.2 Regional Growth Strategy Amendment Bylaw No. 1283 – MK Delta Lands, City of Delta **RECEIVED APPROVED**

The Board:

- Received for information the comments from the affected local governments and agencies as presented;
- Gave third reading to Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1283, 2019;
- Passed and finally adopted said bylaw and notified the City of Delta; and,
- Accepted the City of Delta's amended Regional Context Statement for the MK Delta Lands site, showing a regional Industrial land use designation, and alteration of the Urban Containment Boundary.

I 1 Committee Information Items and Delegation Summaries **RECEIVED**

The Board received delegation summaries and information items from Standing Committees.

George Massey Crossing Task Force – July 24, 2019

Delegation Summary:

3.1 Roderick V. Louis

Regional Planning Committee – September 13, 2019

Delegation Summary:

3.1 Roderick V. Louis

Information Items:

5.5 Metro 2040 Urban Centre and Frequent Transit Development Area Policy Review – Policy Directions for Consideration

This report gave the committee an opportunity to review and provide feedback on high-level, draft policy directions under consideration as part of the Metro 2040 Urban Centre and Frequent Transit Development Area Policy Review.

The Policy Review is a multi-year initiative to explore opportunities to enhance the regional growth framework, focusing specifically on identifying improvement to the region's growth structuring tools.

5.6 Update on Metro 2040 Environment Policy Review – Forum Results and Policies from Other Jurisdictions

The committee received highlights from the Environmental Land Use Policy Forum held on June 6, 2019 and a summary of the consultant's background research, which will inform the Metro 2040 Environment Policy Review.

The Forum generated some innovative ideas about how Metro Vancouver and member jurisdictions can work together to better protect ecologically important areas, plan for biodiversity-led regional green infrastructure, and enhance green spaces in urban areas to improve human health.

5.7 Metro 2040 and Protecting Ecologically Important Areas

This report provides analysis from the updated Metro Vancouver Sensitive Ecosystem Inventory in relation to the update to the environmental objectives and policies of Metro Vancouver 2040: Shaping our Future (Metro 2040), the regional growth strategy. The report provides the Regional Planning Committee with information on ecosystem occurrence and loss in relation to Metro 2040's land use designations, which could inform policy development for the strategy's update.

5.8 Regional Context Statements – Update on the Required 5-Year Review for Member Jurisdictions

The report provides an update on the status of Regional Context Statements in relation to required five-year reviews. The Local Government Act also requires that a municipality's Board accepted RCS be reviewed at least once every five years, and either be submitted for reacceptance if no changes are proposed, or be submitted for acceptance with proposed changes.

Regional Parks Committee – September 18, 2019

Information Items:

5.3 Tynehead Regional Park - Ministry of Transportation and Infrastructure Proposal for Forest Restoration

The Committee received information about a potential forest ecosystem restoration project within Tynehead Regional Park, as a result of a parking facility being constructed in the City of Surrey. The Ministry of Transportation and Infrastructure is interested in funding forest ecosystem restoration within Tynehead Regional Park as habitat compensation for one of its infrastructure projects. The proposed compensation project would improve the ecological condition of five hectares of regional park land.

Climate Action – September 20, 2019

Information Items:

5.2 Forth's Roadmap 12 Electric Vehicle and Smart Mobility Conference

The Committee received a report on Forth's Roadmap 12 Electric Vehicle and Smart Mobility Conference, which was attended by one Metro Vancouver Director and one staff member.

5.3 Ecological Health – Tree Canopy Cover and Impervious Surfaces

The committee received a report about the newly developed regional ecological health indicators – tree canopy cover and impervious surfaces. Overall, the report shows that regional tree canopy cover is in decline and impervious surfaces are most likely increasing as parts of the region urbanize. There are opportunities to turn these trends around, and this report includes a number of recommendations to help do so, including continued monitoring to inform actions, adopting and enforcing tree protection bylaws, and implementing green infrastructure approaches.

Greater Vancouver Water District

E 1.1 Residential Water Metering in Metro Vancouver: Best Practices Guide for Local Governments **ENDORSED**

The Board endorsed the Water Metering Best Practices Guide as presented.

Based on the findings of a consultant study, input and advice received from Metro Vancouver's Standing Committees, and consultation with member jurisdictions, a Best Practices Guide was developed.

The Residential Water Metering in Metro Vancouver: Best Practices Guide for Local Governments acknowledges water metering as a best management practice and is intended to support local governments interested in advancing water metering in the region, with local governments determining the most appropriate local implementation strategy and timeline.

E 1.2 Award of Phase B, Detailed Design Services Resulting from Request for Proposal (RFP) No. 18-023: Consulting Engineering Services for Capilano Main No. 5 - Stanley Park Water Supply Tunnel **APPROVED**

The Board approved the award of Phase B, Detailed Design Services for an amount of up to $6,572,391 (exclusive of taxes) to the Phase A consultant, Mott MacDonald Canada Ltd. for the Capilano Main No. 5 - Stanley Park Water Supply Tunnel.

E 1.3 Award of Contract Resulting from Tender No. 19-073: Construction Services for the Central Park Main No. 2 – Maywood Street Pre-Build **APPROVED**

The Board authorized an increase of the budget for the Central Park Main No. 2 Maywood Street Pre-Build project between Patterson Avenue and Telford Avenue in the City of Burnaby to $9,000,000 and approved the award of a contract in the amount of $5,730,880 (exclusive of taxes) to JJM Construction Ltd. resulting from Tender No. 19-073: Construction Services for the Central Park Main No. 2 – Maywood Street Pre-Build.

Greater Vancouver Sewage and Drainage District

E 1.1 Biosolids Management Strategic Direction **APPROVED**

The Board endorsed biosolids drying as a biosolids management option and directed staff to report back to the Board with the recommended procurement model for implementation of a regional biosolids drying facility.

A biosolids drying facility has been identified as the most viable and cost-effective option for recovering energy from biosolids. The dried biosolids could be used as fuel or fertilizer. Using dried biosolids to replace coal in local cement kilns would reduce regional GHG emissions. The lifecycle cost of drying biosolids is less than that of land application or landfill disposal. The feasibility-level capital cost estimate for the dryer is $197 million. Further study is required to evaluate different procurement models for design, construction, operation, marketing and financing.

E 1.2 Award of Contract Resulting from Request for Proposal No. 19-112: Utility Residuals Management Hauling Services **APPROVED**

The Board approved the award of a contract for an amount of up to $77,845,000 (exclusive of taxes) to Arrow Transportation Systems Inc., resulting from Request for Proposal No. 19-112: Utility Residuals Management Hauling Services.

E 1.3 Award of a Contract Resulting from Tender No. 19 - 243: Northwest Langley Wastewater Treatment Plant Phase 2 Ground Improvement and Preload **APPROVED**

The Board approved the award of a contract in the amount of $26,511,384 (exclusive of taxes) to Pomerleau Inc. resulting from Tender No. 19 - 243: Northwest Langley Wastewater Treatment Plant Phase 2 Ground Improvement and Preload.

E 1.4 Award of a Contract Resulting from Tender No. 19-110: Annacis Island Wastewater Treatment Plant Stage 5 Expansion - Phase 2 Contract A507 - Digester Heat Exchanger Expansion **APPROVED**

The Board approved the award of a contract in the amount of $9,337,000 (exclusive of taxes) to Bennett Mechanical Installations (2001) Ltd., resulting from Tender No. 19-110: Annacis Island Wastewater Treatment Plant Stage 5 Expansion - Phase 2 Contract A507 - Digester Heat Exchanger Expansion.

I 1 Committee Information Items and Delegation Summaries **RECEIVED**

The Board received information items from the Liquid Waste Committee.

Liquid Waste Committee – September 19, 2019

Information Items:

5.2 Update on Liquid Waste Sustainability Innovation Fund Projects

This report provides an update on seven projects funded under the Liquid Waste Sustainability Innovation Funds. The Sustainability Innovation Funds were created by the Board in 2004 to provide financial support to utility or Regional District projects that contribute to the region's sustainability.

5.3 2018 GVS&DD Environmental Management and Quality Control Annual Report

The committee received the annual report from GVS&DD Environmental Management and Quality Control. This is a regulatory requirement under the Integrated Liquid Waste and Resource Management Plan. This report summarizes the compliance, process control and regional environmental quality information gathered through various monitoring and risk assessment programs that are in place to meet GVS&DD's commitments under the plan.

5.8 2019 Regional "Wipe It, Green Bin It" Campaign Update

The committee received a report about the regional "Wipe It, Green Bin It" campaign to reduce the household disposal of fats, oils and grease (FOG) into the sewer system. Now in its third year, the 2019 regional campaign will use new creative materials to highlight fats and oils, in addition to grease.

Metro Vancouver Housing Corporation

E 1.1 Mortgage Renewal 2626 Watson Street, Vancouver (Claude Douglas Place) **APPROVED**

The Board:

- Hereby irrevocably authorized British Columbia Housing Management Commission (BCHMC) to act on its behalf to renew the mortgage presently held by Peoples Trust (the "Mortgage") for the Claude Douglas Place project located at 2626 Watson Street, Vancouver, BC (BCHMC File no. 90251/3159); and
- Directed any two officers or directors, or any one director together with any one officer of the Metro Vancouver Housing Corporation (MVHC); for and on behalf of the MVHC and are hereby authorized to execute and deliver under the seal of the MVHC or otherwise, all such deeds, documents and other writings and to do such acts and things in connection with the Mortgage assignment, renewal and amendment as they, in their discretion, may consider to be necessary or desirable for giving effect to this resolution and for the purpose of fulfilling the requirements of the lender of the monies.

I 1 Committee Information Items and Delegation Summaries **RECEIVED**

The Board received an information item from the Housing Committee.

Housing Committee – September 11, 2019

Information Items:

5.3 Metro Vancouver Housing – 2018 Report

This report introduces the Metro Vancouver Housing - 2018 Report, a communications product that was identified as a key action in the 2019 Metro Vancouver Housing Work Plan. The intent of the Metro Vancouver Housing – 2018 Report is to communicate Metro Vancouver Housing's brand narrative to a wider audience while highlighting operational activities, community engagement programs, strategic objectives, financial performance and achievements. The Metro Vancouver Housing – 2018 report supports Metro Vancouver Housing's direction to increase its brand exposure, enhance its reputation, and to create opportunities for increased partnerships.

City of Richmond

Minutes

Community Safety Committee

Date:	Wednesday, October 16, 2019
Place:	Anderson Room Richmond City Hall
Present:	Councillor Bill McNulty, Chair Councillor Alexa Loo Councillor Carol Day Councillor Kelly Greene Councillor Harold Steves
Also Present:	Councillor Michael Wolfe
Call to Order:	The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the Community Safety Committee held on September 10, 2019, be adopted.

CARRIED

NEXT COMMITTEE MEETING DATE

Wednesday, November 13, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

DELEGATION

1. With the aid of a PowerPoint presentation (copy on file, City Clerk's Office) Oliver Grüter-Andrew, CEO, E-Comm, provided the following information:

   - E-Comm has consistently met or exceeded its service level target for calls answered within a prescribed time frame; however, E-Comm will continue to improve their response times to non-emergency calls.

- E-Comm has launched their new training facility and it has doubled the efforts in training and improved staffing;
- Services have been expanded to southern Vancouver Island from Saanich to Duncan;
- Coast Mountain Bus Company has recently joined the E-Comm radio network, further enhancing the region's public safety goals;
- E-Comm's strategic plan will incorporate new innovations for public use, such as cell phone apps and social media platforms for non-emergency reporting.

In reply to queries from Committee, Mr. Grüter-Andrew noted that ongoing public education regarding emergency and non-emergency calls is necessary and that E-Comm is exploring options to create a universal phone number for non-emergency call across the region.

COMMUNITY SAFETY DIVISION

2. **COMMUNITY BYLAWS MONTHLY ACTIVITY REPORT – AUGUST 2019**
(File Ref. No. 12-8060-01/20) (REDMS No. 6293494)

In reply to queries from Committee, Carli Williams, Manager, Community Bylaws and Licencing, noted that (i) the two enforcement files noted in the staff report were in relation to an operation of an illegal business and illegal short-term rental suites, (ii) dog patrols occur in the evenings and on weekends in addition to the weekdays, (iii) a property was found to be demolished without proper permits and protocols, (iv) the Passenger Transportation Board will not be issuing fines to illegal ride hailing operators until licenced companies are operating; therefore, the City will not be engaging in any future illegal ride hail blitzes until licenses are issued, and (v) non-compliant applicants have not properly disclosed the source of the soil.

It was moved and seconded
That the staff report titled "Community Bylaws Monthly Activity Report – August 2019", dated September 12, 2019, from the General Manager, Community Safety, be received for information.

CARRIED

3. **HOUSEKEEPING AMENDMENTS FOR TRAFFIC BYLAW NO. 5870; PARKING (OFF-STREET) REGULATION BYLAW NO. 7403; NOTICE OF BYLAW VIOLATION DISPUTE ADJUDICATION BYLAW NO. 8122; AND CONSOLIDATED FEES BYLAW NO. 8636**
(File Ref. No. 12-8060-02-01) (REDMS No. 6155988)

A staff memorandum was distributed (attached to and forming part of these minutes as Schedule 1) outlining corrections to Amendment Bylaw No. 10023 and Amendment Bylaw No. 10024.

Discussion took place on the closure of parking meters and parking spaces located within a metered street during construction of new developments, and it was noted that the recovery revenue of $100 per day per block meter machine was not sufficient.

It was moved and seconded
That the following bylaws are introduced and given first, second and third readings:

(1) Traffic Bylaw No. 5870, Amendment Bylaw No. 10023;

(2) Parking (Off-Street) Regulation Bylaw No. 7403, Amendment Bylaw No. 10024;

(3) Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10025; and

(4) Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10026.

CARRIED

4. **RICHMOND FIRE-RESCUE MONTHLY ACTIVITY REPORT – AUGUST 2019**
(File Ref. No. 09-5000-01) (REDMS No. 6288338 v. 2)

Discussion took place on the Butti Pocket Ashtray and it was noted that the City should examine the feasibility of providing portable cigarette extinguishers to the public at City events.

In response to queries from Committee, Fire Chief Tim Wilkinson, Richmond Fire-Rescue noted that RFR are continuously exploring new innovations for fire prevention.

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

It was moved and seconded
That staff examine the feasibility of The Butti Pocket Ashtray, including cost, and report back.

The question on the referral motion was not called as discussion ensued regarding The City of Vancouver's Pocket Ashtray Pilot Program and in response to further queries regarding ashtrays on lamp standards, staff noted that a review on its feasibility can be examined.

The question on the referral motion was then called and it was **CARRIED.**

It was moved and seconded
That the staff report titled "Richmond Fire-Rescue Monthly Activity Report – August 2019", dated September 16, 2019, from the Fire Chief, Richmond Fire-Rescue, be received for information.

CARRIED

5. **AWARD OF CONTRACT 6334Q - SUPPLY AND DELIVERY OF BOOTS AND ACCESSORIES FOR RICHMOND FIRE-RESCUE**
(File Ref. No. 99-Fire Rescue) (REDMS No. 6301150 v.5)

In response to queries from Committee, staff noted that retired fire accessories are recycled and donated to local organisations and communities in British Columbia for volunteer firefighters.

It was moved and seconded

(1) That Contract 6334Q - Supply and Delivery of Boots and Accessories for an initial three year term be awarded to Associated Fire Safety Group for the estimated average annual amount of $150,000.00, with an option to renew for two further one years terms, for an estimated total contract value of $750,000.00 over the five year term; and

(2) That the Chief Administrative Officer and the General Manager of Community Safety be authorized to execute the Contract 6334Q as outlined in the staff report titled "Award of Contract 6334Q – Supply and Delivery of Boots and Accessories for Richmond Fire-Rescue", dated September 16, 2019, from the Fire Chief.

CARRIED

6. **FIRE CHIEF BRIEFING**
(Verbal Report)

Items for discussion:

(i) Smoking Campaign Update

Fire Chief Wilkinson highlighted that RFR will continue to explore innovative ways to combat smoking.

(ii) Halloween

Fire Chief Wilkinson highlighted that RFR will continue to be vigilant during Halloween to ensure public safety and will be in attendance at City and non-City sponsored events.

In reply to queries from Committee, Fire Chief Wilkinson noted that there is a permit process for fireworks events and private firework events are not typically posted on the City website.

Discussion took place on the City of Vancouver's upcoming motion regarding fireworks restrictions and it was suggested that staff provide information to the City of Vancouver outlining the successes the City of Richmond has had with its fireworks permit program.

7. **RCMP MONTHLY ACTIVITY REPORT – AUGUST 2019**
(File Ref. No. 09-5000-01) (REDMS No. 6253277 v. 4)

Superintendent Will Ng, Richmond RCMP, reviewed statistics from the staff report. He then highlighted that the Fox 80 mental-health car (i) launched on October 10, 2019, (ii) has received positive feedback, and (iii) shifts have been scheduled during times of high call volume.

In response to queries from Committee, Superintendent Ng noted that (i) the number of drug offences will fluctuate based upon initiatives and specific targeting operations, (ii) the RCMP has been engaging in more proactive road blocks, (iii) the RCMP are examining the potential to incorporate 529 Garage in all bikes shops in the City to encourage individuals to register their bicycles, (iv) a public auction is held for all confiscated bicycles, and (v) the RCMP are exploring options to collaborate with local universities to conduct research with regards to trends or patterns behind the increase in mental health calls.

It was moved and seconded
That the report titled "RCMP Monthly Activity Report – August 2019", dated September 11, 2019, from the Officer in Charge, Richmond RCMP Detachment, be received for information.

CARRIED

8. **RCMP/OIC BRIEFING**
(Verbal Report)

Items for discussion:

Halloween

Superintendent Ng highlighted that the RCMP will be patrolling on Halloween to ensure public safety.

8A. **ROYAL CANADIAN MARINE SEARCH AND RESCUE FUNDING REQUEST**
(File Ref. No.)

It was moved and seconded
That a letter of support for Royal Canadian Marine Search and Rescue's funding request for new equipment to the Vancouver Airport Authority be endorsed.

CARRIED

9. **MANAGER'S REPORT**

(i) Construction at 11400 No. 2 Road

Staff updated Committee on the ongoing construction located at 11400 No. 2 Road and as a result, staff were directed to provide more information on enforcement options, such as ticketing, fencing regulations, tree and hedge height limits, repair costs to City property, and the accessibility of bylaw and permit information on the City's website.

(ii) Storeys Project

Staff noted that a staff memorandum was distributed to Council regarding the Storeys Update.

(iii) Money Laundering Inquiry Public Meeting

Staff advised that the Money Laundering Inquiry Public Meeting will be taking place on November 7, 2019 from 5:30pm to 8:00pm at the Hilton Hotel in Richmond.

(iv) Touchstone Family Association Annual Report

Staff advised that the Director from Touchstone Family Association has been invited to present their annual report in November.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:12 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Community Safety Committee of the Council of the City of Richmond held on Wednesday, October 16, 2019.

Councillor Bill McNulty
Chair

Stephanie Walrond
Legislative Services Coordinator

Schedule 1 to the Minutes of the Community Safety Committee meeting of Richmond City Council held on Wednesday, October 16, 2019.

City of Richmond

Memorandum

Community Safety Division
Community Bylaws

To:	Community Safety Committee	**Date:**	October 16, 2019
From:	Cecilia Achiam General Manager, Community Safety	**File:**	12-8000-01/2019-Vol 01
Re:	**Correction to Bylaws 10023 and 10024**		

Staff Recommendation

1. That the following changes be made to Amendment Bylaw No. 10023:

   a. Item 2 definition of Parking Space, the word form be replaced with the word from
   b. Schedule "J" 2nd page, Item 7, include the addition of the following sentence "with fees set out in the Consolidated Fees Bylaw No. 8636" after the word expense.

2. That the following changes be made to Amendment Bylaw No. 10024:

   a. Item 7.3 that the words pubic action be replaced with public auction
   b. Item 7.5 that the word noting be replaced with the word nothing

Cecilia Achiam
General Manager, Community Safety

CA:sl

CITY OF RICHMOND DATE OCT 16 2019 RECEIVED CITY CLERK'S OFFICE

PHOTOCOPIED
OCT 16 2019
& DISTRIBUTED

Richmond

City of Richmond

Bylaw 10023

Traffic Bylaw No. 5870
Amendment Bylaw No. 10023

The Council of the City of Richmond enacts as follows:

1. **Traffic Bylaw No. 5870**, as amended, is further amended at Section 1 – "[Interpretation]" by deleting the definition of "Parking Permit" and replacing it with the following:

   "**Parking Permit** means a time-limited identification issued under the direction of the **Manager, Community Bylaws** which authorizes **parking** within a **permit zone**."

2. **Traffic Bylaw No. 5870**, as amended, is further amended at Section 1 – "[Interpretation]" by inserting the following definition in alphabetical order:

   "**Parking Space** means a marked or un-marked portion of a **street** intended for the purpose of **parking** one **vehicle** of the size and dimensions referred to in the Manual of Uniform Traffic Control Devices for Canada (as may be amended or replaced from time to time) as a standard vehicle length (5.5 m) and length for manoeuvering (1.5 m), being a length of 7.0 m.".

3. **Traffic Bylaw No. 5870**, as amended, is further amended by bolding the words "**parking space**" and "**street**" where they appear;

4. **Traffic Bylaw No. 5870**, as amended, is further amended at Section 12A – "[Parking in a Block Meter Zone]" by deleting subsection 12A.3 and replacing it with the following:

   "12A.3 The fee payable for **parking** in **block meter zones** between the hours of 8:00 am and 9:00 pm are set out in the **City**'s Consolidated Fees Bylaw No. 8636."

5. **Traffic Bylaw No. 5870**, as amended, is further amended at Section 12B – "[Parking Permits]" by deleting subsection 12B.4 and replacing it with the following:

   "12B.4 The fees payable for **permit decal** to validate a **parking permit** issued under subsection 12B.2 are set out in the **City**'s Consolidated Fees Bylaw No. 8636."

6. **Traffic Bylaw No. 5870**, as amended, is further amended at Section 42 – "[Construction Zones]" by inserting the following as new subsection 42.2A after subsection 42.2:

"42.2A In addition to the fees payable pursuant to subsection 42.2 above, the applicant for a construction zone permit must pay the following fees, if applicable:

(a) if the use by the applicant of the portion of the **street** to which the permit applies obstructs the use and/or maintenance of a **block meter machine**, the fees as set out in the **City**'s Consolidated Fees Bylaw No. 8636;

(b) if the use by the applicant of the portion of the **street** to which the permit applies requires the removal and storage of a **block meter machine**, the fees as set out in the **City**'s Consolidated Fees Bylaw No. 8636 and the City's cost of such removal and storage; and

(c) if the use by the applicant of the portion of the **street** to which the permit applies obstructs the use one or more metered **parking spaces**, the fees as set out in the **City**'s Consolidated Fees Bylaw No. 8636. ".

7. **Traffic Bylaw No. 5870**, as amended, is further amended by deleting Schedule J and replacing it with Schedule A attached hereto.

8. This Bylaw is cited as "**Traffic Bylaw No. 5870, Amendment Bylaw No. 10023**".

FIRST READING _____

SECOND READING _____

THIRD READING _____

ADOPTED _____

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

_____ MAYOR

_____ CORPORATE OFFICER

6256761

SCHEDULE A to Bylaw 10023

SCHEDULE "J" TO BYLAW NO. 5870

City of Richmond

Construction Zone Permit

Traffic Operations Section
6911 No. 3 Road, Richmond, BC V6Y 2C1
Email: TrafOps@richmond.ca

www.richmond.ca **Contact 604-204-8707**

Temporary Occupancy of City Street

Applicant: _____ **Permit No.:** _____

Contact Person: _____ **Building Permit No.:** _____

Business Phone: _____ **Fax No.:** _____

Cellular No.: _____ **Job Site Phone:** _____

Are Block Meter Machines Located at this location: ❑ Yes ❑ No

Location of Occupancy:

Area of Street to be Occupied:

Site Plan Attached: ❑ Yes ❑ No **Bulk Container Required on Street:** ❑ Yes ❑ No

Location of Bulk Container: _____

Purpose: _____ **Effective Date:** _____

For the Period of: _____ **Between the Hours of:** _____

Failure to comply with the conditions set out in this permit, on the reverse side of this application, may result in its immediate cancellation.

_____
Applicant's Signature Date

_____
Title

Pursuant to application a Construction Zone Permit is hereby granted in accordance with the provisions of Traffic Bylaw No. 5870 and amendments thereto.

_____ _____
For City Date

Distribution: Supervisor – Property Use Inspectors
Supervisor – Building Inspectors
Supervisor – Parking & Animal Control – Community Bylaws
Richmond RCMP – NCO i/c Traffic Section

6256761

It is agreed that:

1. The applicant at all times accepts full responsibility for any incident that may occur or damage that may be done to any person or property whatsoever, caused directly or indirectly as a result of the street occupancy.

2. Construction Zones are for the sole use of the applicant, any unauthorized use of the Construction Zone is to be reported to the City Parking Enforcement Officers for bylaw enforcement. Violator's vehicles may be ticketed and towed at owner's expense.

3. The Construction Zone is to be used only by commercially licensed vehicles for the purpose of loading or off loading of construction material and\or construction equipment between the street and adjacent site and not for the storage of material, equipment or parking of the workers vehicles.

4. Pedestrian safety must be safeguarded at all times and the City streets and sidewalks adjacent to the construction site shall be kept open and in clean condition, free of all materials, mud and debris during construction. The applicant may be required to install a covered walkway over the City sidewalk in accordance with the BC Building Code to ensure that pedestrian safety is not compromised.

5. Where there is on street parking adjacent to the construction site, parking may be prohibited. The City will install, remove, or alter existing signage and/or road markings at the applicant's expense. Any signs damaged, lost or stolen will be charged to the applicant.

6. Where there are block meter machines located on the street that will result in an interruption of service, fees set out in the Consolidated Fee Bylaw No. 8636 will be applicable and charged to the applicant. Any construction activity that results in the damage of block meter machines located in the construction zone will be charged to the applicant.

7. If requested by the applicant, the City will remove and store any block meter machines at the applicant's expense with fees set out in the Consolidated Fees Bylaw No. 8636.

8. A bulk container may be placed on the street in the Construction Zone only if it is determined by the City that there is no practical location on the building site for the container.

9. Only one bulk container will be allowed on the street per development site. The container must have identification of ownership clearly marked on it.

10. The container will be used for industrial and building waste only.

11. The container will be equipped with reflective devices mounted so as to be clearly visible to approaching motorists. Flasher barricades may also be required and will be at the sole discretion of the City.

12. The applicant will provide proof of General Liability Insurance of not less than $5 Million with the City of Richmond named as additional insured.

City of Richmond

Bylaw 10024

Parking (Off-Street) Regulation Bylaw No. 7403 Amendment Bylaw No. 10024

The Council of the City of Richmond enacts as follows:

1. **Parking (Off-Street) Regulation Bylaw No. 7403**, as amended, is further amended at Section 3.2 – "[Traffic Control devices - Prohibitions]" by adding the following as new section 3.2.2:

   "3.2.2 Every person must obey the instructions, regulations, or prohibitions contained in or upon any **traffic control device** erected or placed under the provisions of the *Motor Vehicle Act* (BC), the *Motor Vehicle Act Regulations*, or this Bylaw.".

2. **Parking (Off-Street) Regulation Bylaw No. 7403**, as amended, is further amended at "Part Seven: Impoundment" by deleting Sections 7.1 through 7.6 and replacing them with the following:

   "7.1 Any **vehicle** unlawfully occupying any portion of **street**, **City property**, or other public space, may upon order of any **Police Officer**, the **General Manager, Engineering & Public Works**, the **Fire Chief**, any **Bylaw Enforcement Officer,** or their designates, or any **traffic enforcement agent**, be removed to an impoundment in such a place as directed by the person issuing the order and kept there at the **owner**'s risk and expense.

   7.2 A **vehicle** removed to an impoundment will not be released to its **owner** until the **impounding charges** are paid.

   7.3 If such **impounded vehicle** is not claimed by its **owner** within 14 days of the giving of the notice of the **impounding** of the **vehicle**, such **vehicle** may be sold at public auction and any monies received on its sale shall be applied, firstly, to the cost of the sale; secondly, to the **impounding charges**; and thirdly, to the recovery of any monies owed for any outstanding fines levied against the **owner** under this Bylaw. The surplus, if any, shall be sent by registered mail to the registered **owner** of the vehicle at the address shown for such **owner** in the records of the Superintendent of Motor Vehicles.

   7.4 Notice shall be given to the **owner** of every **vehicle** impounded under this Part 7 of the intention to sell such **vehicle** on the date set out in the notice by mailing the notice by registered mail to the registered **owner** of the **vehicle** at the address shown for such **owner** in the records of the Superintendent of Motor Vehicles as of the date of impoundment.

7.5 The **owner** of a **vehicle** shall incur the penalties provided for any violation of this Bylaw with respect to any **vehicle** owned by them unless at the time of such violation the **vehicle** was in the possession of some person other than the **owner** without the **owner**'s consent; but nothing in this section shall relieve the operator of a **vehicle**, not being the **owner**, from incurring penalties provided for such violation.".

3. **Parking (Off-Street) Regulation Bylaw No. 7403**, as amended, is further amended at Section 8.1 – "[Interpretation]" by inserting the following definition in alphabetical order:

   "Number Plates means number plates as defined in the *Motor Vehicle Act* (BC), as may be amended or replaced from time to time.".

4. **Parking (Off-Street) Regulation Bylaw No. 7403**, as amended, is further amended at Section 8.1 – "[Interpretation]" by deleting the definition of Parking Permit and replacing it with the following definition:

   "Parking Permit means a time-limited identification issued under the direction of the **Manager, Community Bylaws** which authorizes **parking** within a **pay parking lot**."

5. This Bylaw is cited as "**Parking (Off-Street) Regulation Bylaw No. 7403, Amendment Bylaw No. 10024**".

FIRST READING _____

SECOND READING _____

THIRD READING _____

ADOPTED _____

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

_____ MAYOR

_____ CORPORATE OFFICER

City of Richmond

Minutes

Special General Purposes Committee

Date: Tuesday, October 15, 2019

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Kelly Greene
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves
Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 4:01 p.m.

PLANNING AND DEVELOPMENT DIVISION

1. **GEORGE MASSEY CROSSING – PHASE 2 DISCUSSION**
(File Ref. No.) (REDMS No.)

With the aid of a PowerPoint presentation (attached to and forming part of these minutes as Schedule 1), Lina Halwani, Pam Ryan and Joost Meyboom, representing the Ministry of Transportation and Infrastructure, reviewed the George Massey Tunnel options, noting the following:

- public engagement on the project is on-going;
- the potential crossing options examined included a deep bore tunnel, an immersed tube tunnel, and a bridge;
- the optimal number of traffic lanes and lane dedication options were analyzed;
- interchange designs for Steveston Highway and Highway 17 can be examined in future phases of the project;

- the Province will work with the City and TransLink on future transit options for the George Massey Crossing and along the Highway 99 corridor;
- options to expedite the environmental assessment process can be examined;
- minor improvements to the existing tunnel can proceed and the existing tunnel can be safely utilized until the new crossing is completed; and
- the existing tunnel will be retained solely for utility uses after completion of the new crossing.

Discussion ensued with regard to (i) improving the Steveston Highway interchange and connections between east and west Richmond, (ii) comparing the vehicle emission rates in a tunnel to a bridge, (iii) reviewing the number of general traffic lanes in the proposed crossing, (iv) reviewing options to reduce vehicle use and increase transit use, (v) assigning dedicated transit lanes for future light rail transit, and (vi) analysing road and transit improvement upgrades north of the crossing.

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

It was moved and seconded

(1) That the report titled "George Massey Crossing Project – Phase 2 Crossing Options", dated October 15, 2019 be received for information;

(2) That based on the Province's technical analysis, the City of Richmond endorse a new eight-lane immersed-tube tunnel with multi-use pathway and two dedicated transit lanes as the preferred option for the George Massey Crossing for the purposes of public engagement; and

(3) That a request be made to the Province to develop further plans to improve transit along the entire Highway 99 corridor to improve transit speed, reliability and capacity.

CARRIED

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:01 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Tuesday, October 15, 2019.

Mayor Malcolm D. Brodie
Chair

Evangel Biason
Legislative Services Coordinator

Schedule 1 to the Minutes of the Special General Purposes Committee meeting of Richmond City Council held on Tuesday, October 15, 2019.

BRITISH COLUMBIA

Ministry of Transportation and Infrastructure

George Massey Crossing Project

Phase 2: Crossing Options

Richmond General Purposes Committee

October 15, 2019

Agenda

- Planning and engagement to date
- What we heard
- Options analysis
- Request to select preferred option

Project Update

- Completed initial meetings with interested councils
- Finalized principles, goals and objectives
- Developed long-list of options
- Developed evaluation framework
- Retained technical consultants
- Worked with Task Force and agency staff
- Concurrent engagement with First Nations
- Stakeholder meetings on request
- Public input ongoing

Process Recap

Phase 1

- Develop shared goals and objectives

JAN - APR 2019

Phase 2

- Develop options and select preferred option

MAY - NOV 2019

Phase 3

- Develop business case

NOV 2019 - NOV 2020

Project Principles

- Align with regional plans and respect Aboriginal Interests
- Safety
- Reliability
- Connectivity

Project Goals

Support sustainability of Fraser River Communities

Facilitate increased share of sustainable modes of transport

Enhance regional goods movement and commerce

Support a healthy environment

Task Force Engagement Process

Phase 1
- Confirm **principles, goals and objectives**

June 27
- Confirm **long-list** of options and evaluation framework

July 24
- Confirm **short-list** of options

Oct 2
- Select Task Force's **preferred option** to proceed to public engagement

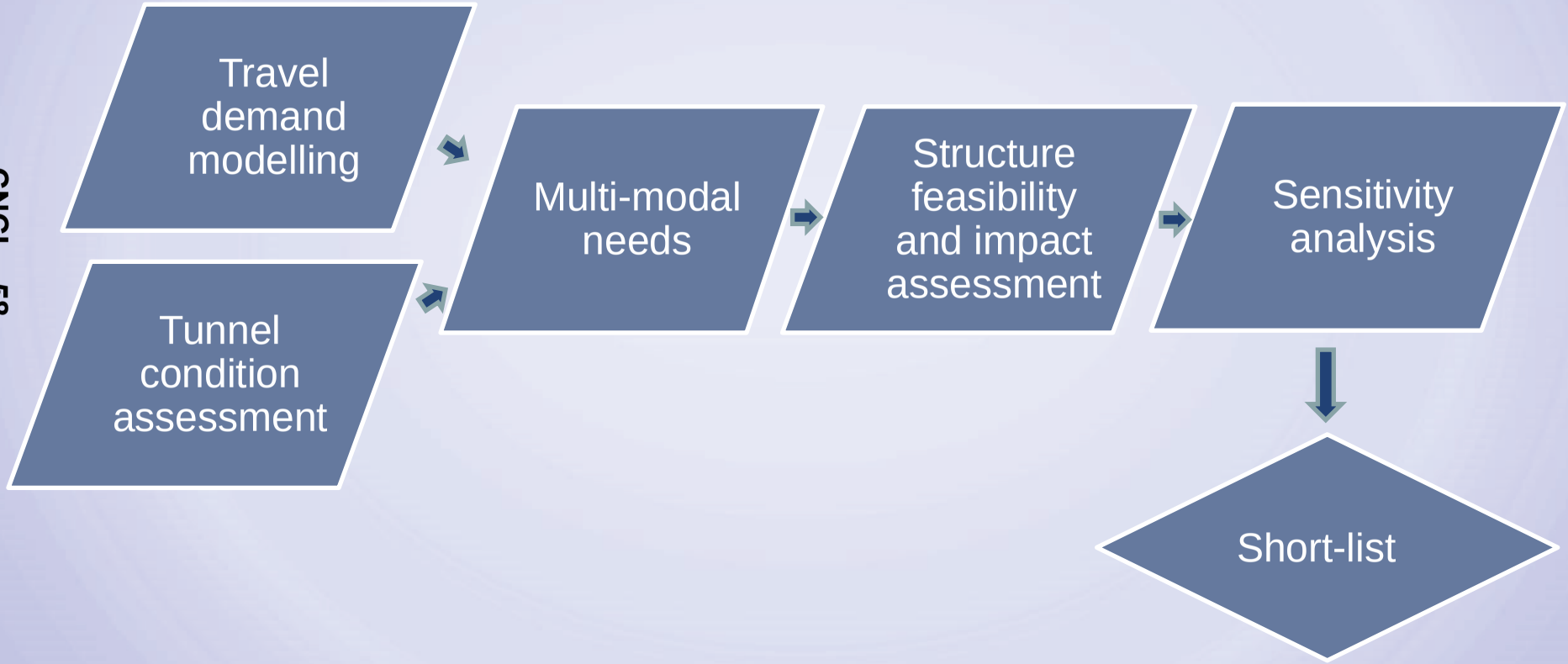
Nov 27
- **Recommend preferred solution** to MV Board for approval and recommendation to Minister

Long-list of Options

18 potential options identified:

- 6-8 lanes
- Consideration of counterflow
- With and without the existing tunnel
- Transit, cycling and pedestrian provisions
- Range of structural options

Long-list Evaluation Process



Short-list Evaluation Framework - Highlights

- Safety
- Travel time
- Agricultural & industrial land
- Communities quality of life
- Project completion timeline
- Transit trip times
- Ease of future expansion to rail transit

Lane Alternatives Analysis Summary

- 6-lane generates significant benefits in the off-peak direction on Hwy 99; some peak direction benefits.
- 8-lane **with** transit dedication incentivizes transit use and provides upside future Hwy 99 resilience benefits.
- 8-lane **without** transit dedication generates overall network benefits but limits transit network benefits.

Endorsed Options Short-list

All options include 2 lanes dedicated for transit and cycling/pedestrian paths

- 8-lane deep bored tunnel (DBT)
- 8-lane immersed tube tunnel (ITT)
- 8-lane bridge
- 6-lane DBT + transit lanes in existing tunnel
- 6-lane ITT + transit lanes in existing tunnel
- 6-lane bridge + transit lanes in existing tunnel

What we've heard from the Task Force

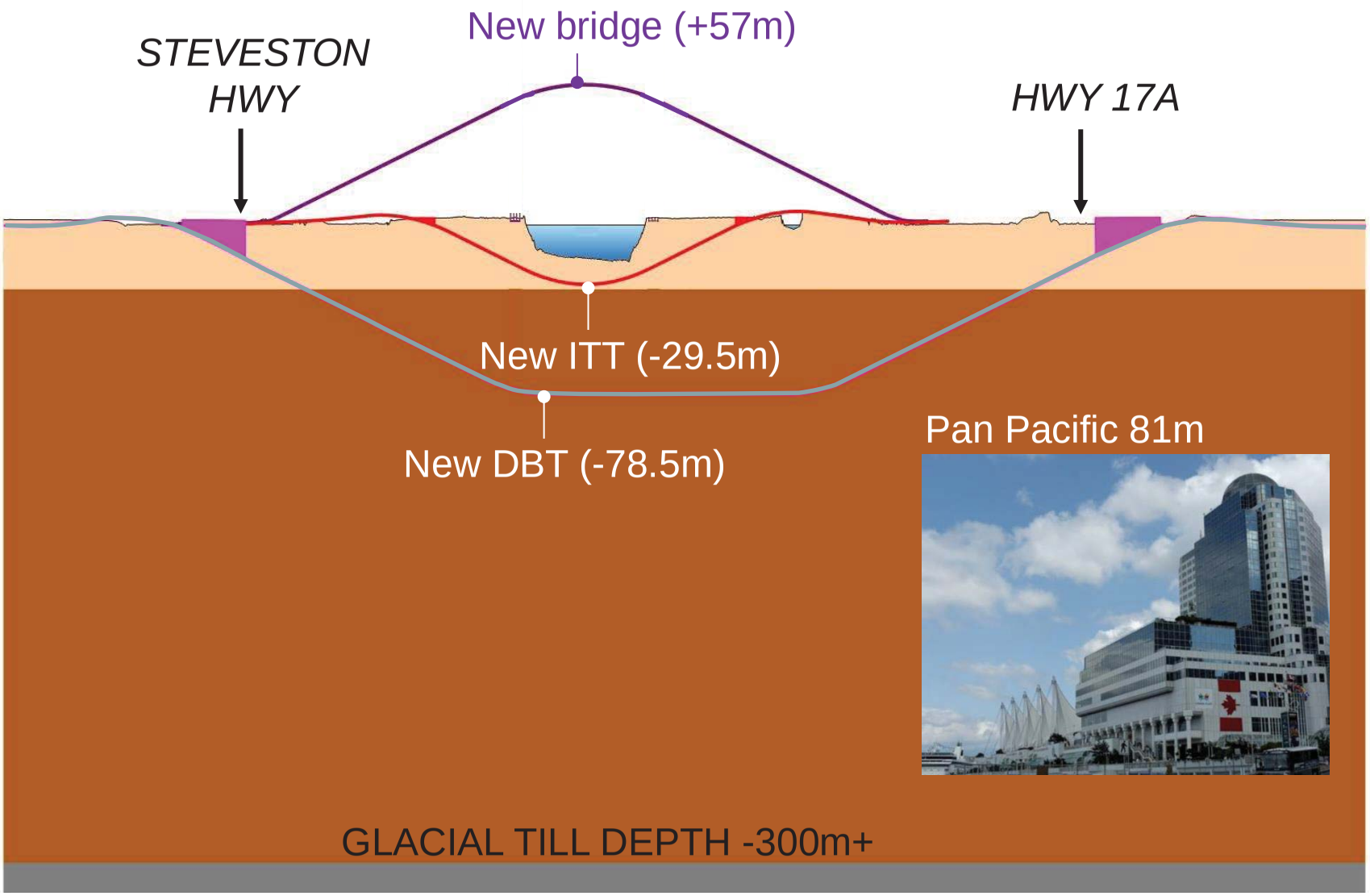
- Urgency to move forward quickly
- Promoting transit use is imperative
- Concern about lifespan of existing tunnel
- Desire to manage risk and cost

Existing Tunnel

Options using the existing tunnel have greater impacts than all-new options due to:

- In-river ground densification
- Environmental Assessment extended timeline
- Up to 5 minutes longer for transit trips
- Shorter lifespan
- Additional cost (hundreds of millions)

Comparative Height/Depth of Options



Benchmark Comparisons for Costing

Deep Bored Tunnel:

- 8 recent projects in the U.S., Italy, Hong Kong and Australia
- None with our soil or seismic conditions

Immersed Tube Tunnel:

- 7 projects in the U.S. and northern Europe

Deep Bored Tunnel Concept Design

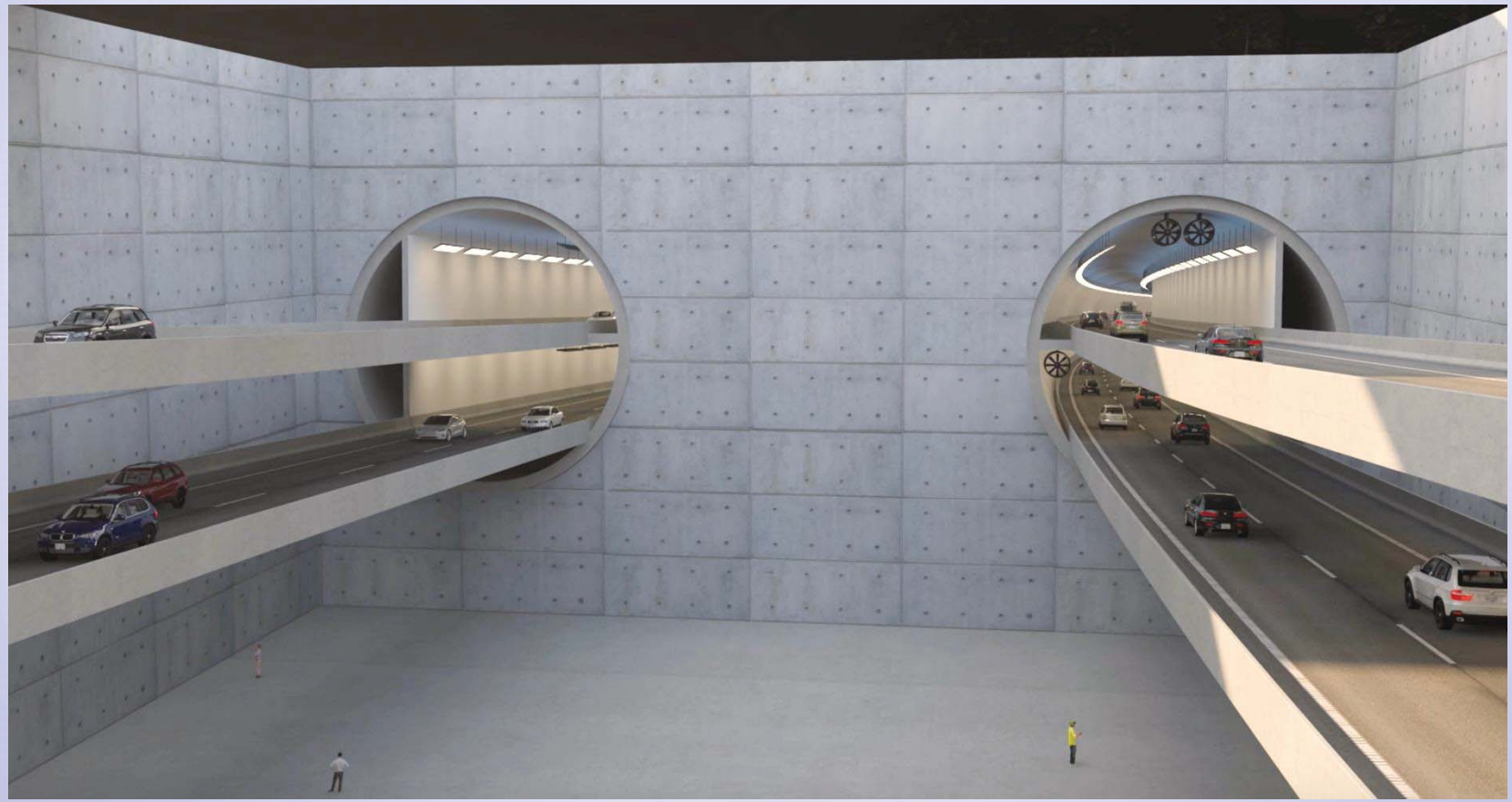
Deep Bored Tunnel Size Reference

Canada Line

Evergreen Line

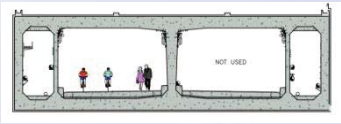
SR99 (Bertha)
Slightly smaller than would be required

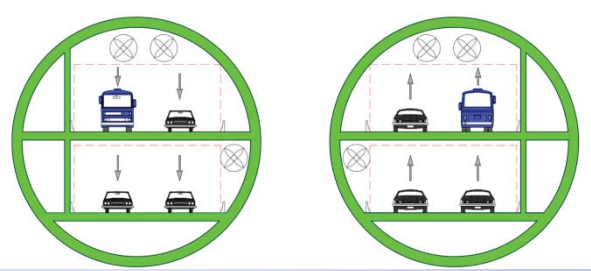
Deep Bored Tunnel Cross Section



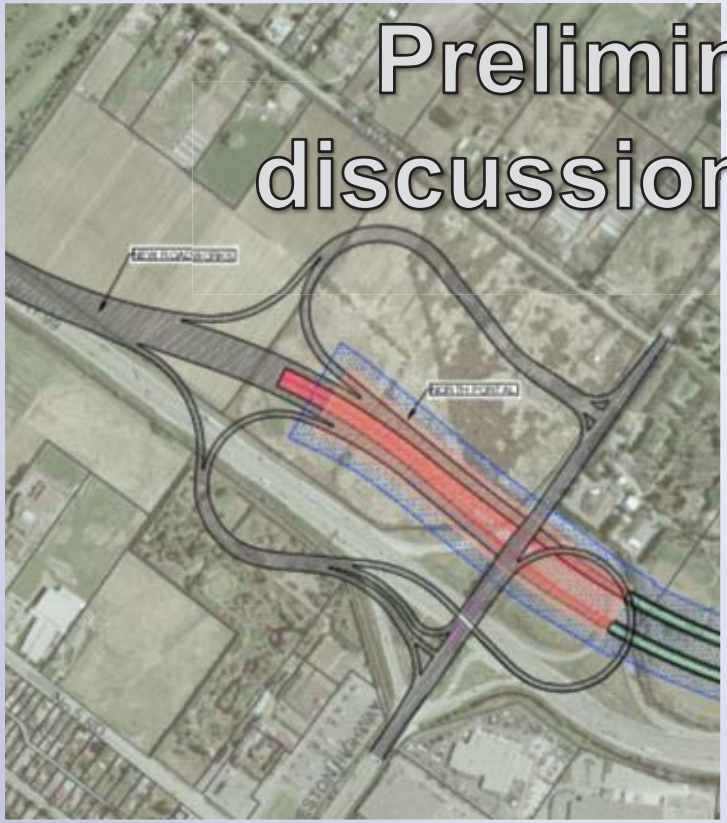
Deep Bored Tunnel

- Significant risk of multiple sinkholes
- Longest timeframe to completion
- Extends beyond Steveston and Hwy 17A I/C
- Increased transit trip times
- Existing tunnel must be retained for pedestrians and cyclists
- ALR impacts – up to 200 acres
- Approx. 3 times cost of ITT/bridge





Deep Bored Tunnel Interchange Footprint



Preliminary draft for discussion purposes only

Immersed Tube Tunnel Concept Design

Ministry of Transportation and Infrastructure

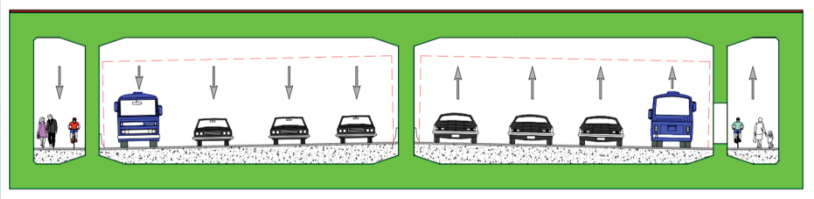
Immersed Tube Tunnel Concept Planview

CNCL - 72

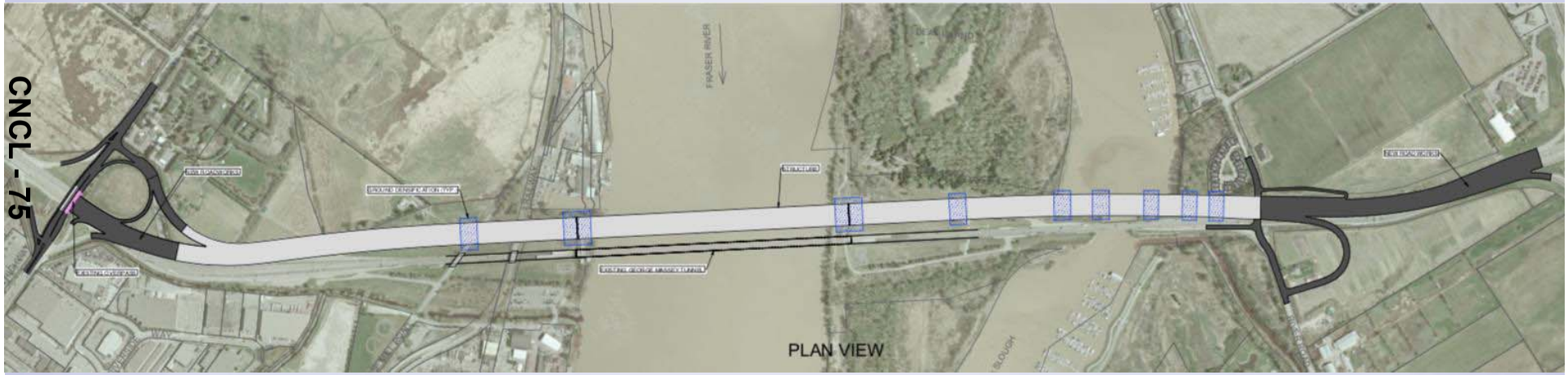
Immersed Tube Tunnel Portal

Immersed Tube Tunnel

- Temporary environmental impact during construction; lowest long term impact
- Greatest potential for environmental enhancements
- Medium timeframe to completion
- Low property impact
- Comparable order of magnitude cost to bridge



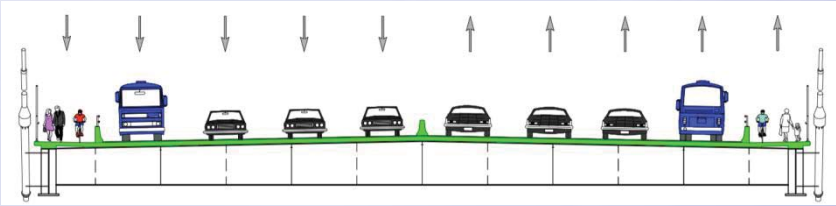
Long Span Bridge Concept Planview



Long Span Bridge Concept Design

Long Span Bridge

- Long term noise, visual and shading impacts
- Land-side property impacts
- No in-river disturbance
- Shortest timeframe to completion
- Comparable order of magnitude cost to ITT
- Local construction expertise



CNCL - 77

Technology Summary

Option	Bore Tunnel	Immersed Tube	Long-span Bridge
Environment Impacts	• Sinkhole potential • ALR • Ground densification	• In-river construction	• Noise, visual and shade
Est. Schedule • EA • Construction	• 3 yr • 7 yr	• 3 yr • 5 yr	• 2 yr • 5 yr
Construction Risk	• High	• Medium	• Low
High level cost estimate	• Approx. 3 times cost of ITT/bridge	• Comparable cost to bridge	• Comparable cost to ITT

Goals Summary

Key differences by goal area:

- **Goal 1**: ALR impact, timeline
- **Goal 2:** Transit, cycling + pedestrian experience
- **Goal 3:** Goods and service reliability, industrial land impact
- **Goal 4:** In-river impact, community livability

Not aligned Somewhat aligned Aligned

Goal Achievement Analysis Summary

Goal	Bored Tunnel	Immersed Tube	Bridge
Goal 1: Support community sustainability	🔴	🟢	🟢
Goal 2: Increase share of sustainable modes	🔴	🟢	🟡
Goal 3: Enhance regional goods movement	🟡	🟢	🟢
Goal 4: Support healthy environment	🟡	🟡	🟡

🔴 Not aligned 🟡 Somewhat aligned 🟢 Aligned

CNCL - 80

City of Richmond

Report to Committee

To:	Community Safety Committee	**Date:**	September 16, 2019
From:	Cecilia Achiam General Manager, Community Safety	**File:**	12-8060-02-01/2019-Vol 01
Re:	**Housekeeping Amendments for Traffic Bylaw No. 5870; Parking (Off-Street) Regulation Bylaw No. 7403; Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122; and Consolidated Fees Bylaw No. 8636**		

Staff Recommendation

1. That the following bylaws are introduced and given first, second and third readings:

   a. Traffic Bylaw No. 5870, Amendment Bylaw No.10023

   b. Parking (Off-Street) Regulation Bylaw No. 7403, Amendment Bylaw No.10024

   c. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No.10025

   d. Consolidated Fees Bylaw No. 8636, Amendment Bylaw No.10026

Cecilia Achiam
General Manager, Community Safety
(604-276-4122)

REPORT CONCURRENCE	
ROUTED TO:	**CONCURRENCE**
Finance	☑
Law	☑
Transportation	☑
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	**INITIALS:** CJ
APPROVED BY CAO	

6155988

Staff Report

Origin

Staff have conducted a review of both the City of Richmond Traffic Bylaw No. 5870 (Traffic Bylaw) and the Parking (off-street) Bylaw No. 7403 (Parking Bylaw) and are proposing some minor housekeeping amendments. This report introduces new enforcement violations and conforms with current best practices for City bylaws related to on and off street parking.

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

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

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

> *Accountable, transparent, and responsible financial management that supports the needs of the community into the future.*
>
> *5.1 Maintain a strong and robust financial position.*

Analysis

The proposed amendments to the Traffic and Parking Bylaws address the need for:

- updating existing outdated clauses to reflect consistency amongst current bylaws;
- providing new regulations to enhance public safety; and
- streamlining the bylaw language for simplicity and clarity.

The amendments reflect the outcome of consultation with the Transportation Department to ensure consistency in support of the updated Bylaws.

<u>Proposed Amendments to Traffic Bylaw No. 5870</u>

The proposed housekeeping amendments for sections within the bylaw are to improve enforcement action and definition clarity. The proposed amendments include updated definitions and procedures as follows:

- Definition of parking permit;
- Definition of parking space;
- Removal of embedded fees referenced for on-street parking meters and parking permits; and
- Recovery of loss of revenue for parking meters and parking spaces within a metered street due to construction and/or street closure.

Moving the embedded on-street parking meter and monthly permit parking fees to the Consolidated Fees Bylaw will align the Traffic Bylaw with the Parking Bylaw so that all fees and permits for parking programs are consolidated into the appropriate bylaw.

Community Bylaws is seeking to recover revenue losses incurred by the closure of parking meters and parking spaces located within a metered street in the City of Richmond during construction of new developments. Currently the City does not charge a fee for construction closures that impact the City's parking meter revenue. These closures can range from one day to one year and have a financial impact on the expected parking meter revenue for the City. The City's monthly average parking meter revenue is $65,000 which breaks down to approximately $1,180 per parking meter (there are 55 meters currently in operation within the City at both on and off street locations). The City's monthly operating costs incurred to maintain the parking meters, is $124.00 per parking meter. A street closure for a one month period due to construction, with four parking meters at that location, could result in $4,224 per month of foregone parking revenue. Construction that requires the use of parking spaces other than for the closure of the street, accounts for a loss of $33.00[1] per day per parking space.

Staff recommend adding the following fees as a schedule to the Consolidated Fees Bylaw to enable the fees to be adjusted annually based on projected Consumer Price Index increases.

- Loss of Block Meter Machine Revenue for temporary discontinued use of block meter machine;
  On-street or Off-street block meter machine = $100.00 per day per block meter machine;
- Removal of a Block Meter Machine = $100.00 per block meter machine;
- Storage of Block Meter Machine = $50.00 per month per block meter machine; and
- Loss of Parking Space on a metered street = $33.00 per day.

Proposed Amendments to Parking Off-Street Bylaw No. 7403

The proposed amendments include definition of number plate for the Parking Off-Street Bylaw and refining the definition of impoundment to mirror the current definition in the Traffic Bylaw. Both these proposed amendments will provide clarity and consistency between the two bylaws.

Proposed Amendment to Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122

The proposed amendment would allow for fines to be issued against the existing infraction of disobeying a traffic control which exists in both the Traffic Bylaw and the Parking Off-Street Bylaw. There is currently no fine level in both bylaws regarding this infraction.

[1] $2.50 per hour x 13 (hours of meter operation 8am to 9pm)

Proposed Amendment to the Consolidated Fees Bylaw No. 8636

The proposed amendments to the Consolidated Fees Bylaw are the addition of the following fees which are defined within this report:

- On-street meter and monthly parking permit fees;
- Recovery of loss of on-street meter revenue; and
- Recovery of loss of parking space revenue.

Financial Impact

None.

Conclusion

The proposed bylaw amendments update existing traffic and parking regulations and provide alignment between the bylaws that govern on and off street parking.

Susan Lloyd
Manager, Parking Enforcement, Animal Control and Administration, Community Bylaws
(604-247-4467)

SL:sl

City of Richmond

Bylaw 10023

Traffic Bylaw No. 5870
Amendment Bylaw No. 10023

The Council of the City of Richmond enacts as follows:

1. **Traffic Bylaw No. 5870**, as amended, is further amended at Section 1 – "[Interpretation]" by deleting the definition of "Parking Permit" and replacing it with the following:

   "**Parking Permit** means a time-limited identification issued under the direction of the **Manager, Community Bylaws** which authorizes **parking** within a **permit zone**."

2. **Traffic Bylaw No. 5870**, as amended, is further amended at Section 1 – "[Interpretation]" by inserting the following definition in alphabetical order:

   "**Parking Space** means a marked or un-marked portion of a **street** intended for the purpose of **parking** one **vehicle** of the size and dimensions referred to in the Manual of Uniform Traffic Control Devices for Canada (as may be amended or replaced from time to time) as a standard vehicle length (5.5 m) and length for manoeuvering (1.5 m), being a length of 7.0 m.".

3. **Traffic Bylaw No. 5870**, as amended, is further amended by bolding the words "**parking space**" and "**street**" where they appear;

4. **Traffic Bylaw No. 5870**, as amended, is further amended at Section 12A – "[Parking in a Block Meter Zone]" by deleting subsection 12A.3 and replacing it with the following:

   "12A.3 The fee payable for **parking** in **block meter zones** between the hours of 8:00 am and 9:00 pm are set out in the **City**'s Consolidated Fees Bylaw No. 8636."

5. **Traffic Bylaw No. 5870**, as amended, is further amended at Section 12B – "[Parking Permits]" by deleting subsection 12B.4 and replacing it with the following:

   "12B.4 The fees payable for **permit decal** to validate a **parking permit** issued under subsection 12B.2 are set out in the **City**'s Consolidated Fees Bylaw No. 8636."

6256761

6. **Traffic Bylaw No. 5870**, as amended, is further amended at Section 42 – "[Construction Zones]" by inserting the following as new subsection 42.2A after subsection 42.2:

"42.2A In addition to the fees payable pursuant to subsection 42.2 above, the applicant for a construction zone permit must pay the following fees, if applicable:

(a) if the use by the applicant of the portion of the **street** to which the permit applies obstructs the use and/or maintenance of a **block meter machine**, the fees as set out in the **City**'s Consolidated Fees Bylaw No. 8636;

(b) if the use by the applicant of the portion of the **street** to which the permit applies requires the removal and storage of a **block meter machine**, the fees as set out in the **City**'s Consolidated Fees Bylaw No. 8636 and the City's cost of such removal and storage; and

(c) if the use by the applicant of the portion of the **street** to which the permit applies obstructs the use one or more metered **parking spaces**, the fees as set out in the **City**'s Consolidated Fees Bylaw No. 8636. ".

7. **Traffic Bylaw No. 5870**, as amended, is further amended by deleting Schedule J and replacing it with Schedule A attached hereto.

8. This Bylaw is cited as "**Traffic Bylaw No. 5870, Amendment Bylaw No. 10023**".

FIRST READING _____

SECOND READING _____

THIRD READING _____

ADOPTED _____

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

_____ MAYOR

_____ CORPORATE OFFICER

SCHEDULE A to Bylaw 10023

SCHEDULE "J" TO BYLAW NO. 5870

City of Richmond

Construction Zone Permit

Traffic Operations Section
6911 No. 3 Road, Richmond, BC V6Y 2C1
Email: TrafOps@richmond.ca

www.richmond.ca **Contact 604-204-8707**

Temporary Occupancy of City Street

Applicant: _____ **Permit No.:** _____

Contact Person: _____ **Building Permit No.:** _____

Business Phone: _____ **Fax No.:** _____

Cellular No.: _____ **Job Site Phone:** _____

Are Block Meter Machines Located at this location: ❑ Yes ❑ No

Location of Occupancy:

Area of Street to be Occupied:

Site Plan Attached: ❑ Yes ❑ No **Bulk Container Required on Street:** ❑ Yes ❑ No

Location of Bulk Container: _____

Purpose: _____ **Effective Date:** _____

For the Period of: _____ **Between the Hours of:** _____

Failure to comply with the conditions set out in this permit, on the reverse side of this application, may result in its immediate cancellation.

_____
Applicant's Signature Date

_____
Title

Pursuant to application a Construction Zone Permit is hereby granted in accordance with the provisions of Traffic Bylaw No. 5870 and amendments thereto.

_____ _____
For City Date

Distribution: Supervisor – Property Use Inspectors
Supervisor – Building Inspectors
Supervisor – Parking & Animal Control – Community Bylaws
Richmond RCMP – NCO i/c Traffic Section

6256761

It is agreed that:

1. The applicant at all times accepts full responsibility for any incident that may occur or damage that may be done to any person or property whatsoever, caused directly or indirectly as a result of the street occupancy.

2. Construction Zones are for the sole use of the applicant, any unauthorized use of the Construction Zone is to be reported to the City Parking Enforcement Officers for bylaw enforcement. Violator's vehicles may be ticketed and towed at owner's expense.

3. The Construction Zone is to be used only by commercially licensed vehicles for the purpose of loading or off loading of construction material and\or construction equipment between the street and adjacent site and not for the storage of material, equipment or parking of the workers vehicles.

4. Pedestrian safety must be safeguarded at all times and the City streets and sidewalks adjacent to the construction site shall be kept open and in clean condition, free of all materials, mud and debris during construction. The applicant may be required to install a covered walkway over the City sidewalk in accordance with the BC Building Code to ensure that pedestrian safety is not compromised.

5. Where there is on street parking adjacent to the construction site, parking may be prohibited. The City will install, remove, or alter existing signage and/or road markings at the applicant's expense. Any signs damaged, lost or stolen will be charged to the applicant.

6. Where there are block meter machines located on the street that will result in an interruption of service, fees set out in the Consolidated Fee Bylaw No. 8636 will be applicable and charged to the applicant. Any construction activity that results in the damage of block meter machines located in the construction zone will be charged to the applicant.

7. If requested by the applicant, the City will remove and store any block meter machines at the applicant's expense with fees set out in the Consolidated Fees Bylaw No. 8636.

8. A bulk container may be placed on the street in the Construction Zone only if it is determined by the City that there is no practical location on the building site for the container.

9. Only one bulk container will be allowed on the street per development site. The container must have identification of ownership clearly marked on it.

10. The container will be used for industrial and building waste only.

11. The container will be equipped with reflective devices mounted so as to be clearly visible to approaching motorists. Flasher barricades may also be required and will be at the sole discretion of the City.

12. The applicant will provide proof of General Liability Insurance of not less than $5 Million with the City of Richmond named as additional insured.

City of Richmond

Bylaw 10024

Parking (Off-Street) Regulation Bylaw No. 7403 Amendment Bylaw No. 10024

The Council of the City of Richmond enacts as follows:

1. **Parking (Off-Street) Regulation Bylaw No. 7403**, as amended, is further amended at Section 3.2 – "[Traffic Control devices - Prohibitions]" by adding the following as new section 3.2.2:

   "3.2.2 Every person must obey the instructions, regulations, or prohibitions contained in or upon any **traffic control device** erected or placed under the provisions of the *Motor Vehicle Act* (BC), the *Motor Vehicle Act Regulations*, or this Bylaw.".

2. **Parking (Off-Street) Regulation Bylaw No. 7403**, as amended, is further amended at "Part Seven: Impoundment" by deleting Sections 7.1 through 7.6 and replacing them with the following:

   "7.1 Any **vehicle** unlawfully occupying any portion of **street**, **City property**, or other public space, may upon order of any **Police Officer**, the **General Manager, Engineering & Public Works**, the **Fire Chief**, any **Bylaw Enforcement Officer,** or their designates, or any **traffic enforcement agent**, be removed to an impoundment in such a place as directed by the person issuing the order and kept there at the **owner**'s risk and expense.

   7.2 A **vehicle** removed to an impoundment will not be released to its **owner** until the **impounding charges** are paid.

   7.3 If such **impounded vehicle** is not claimed by its **owner** within 14 days of the giving of the notice of the **impounding** of the **vehicle**, such **vehicle** may be sold at public auction and any monies received on its sale shall be applied, firstly, to the cost of the sale; secondly, to the **impounding charges**; and thirdly, to the recovery of any monies owed for any outstanding fines levied against the **owner** under this Bylaw. The surplus, if any, shall be sent by registered mail to the registered **owner** of the vehicle at the address shown for such **owner** in the records of the Superintendent of Motor Vehicles.

   7.4 Notice shall be given to the **owner** of every **vehicle** impounded under this Part 7 of the intention to sell such **vehicle** on the date set out in the notice by mailing the notice by registered mail to the registered **owner** of the **vehicle** at the address shown for such **owner** in the records of the Superintendent of Motor Vehicles as of the date of impoundment.

7.5 The **owner** of a **vehicle** shall incur the penalties provided for any violation of this Bylaw with respect to any **vehicle** owned by them unless at the time of such violation the **vehicle** was in the possession of some person other than the **owner** without the **owner**'s consent; but nothing in this section shall relieve the operator of a **vehicle**, not being the **owner**, from incurring penalties provided for such violation.".

3. **Parking (Off-Street) Regulation Bylaw No. 7403**, as amended, is further amended at Section 8.1 – "[Interpretation]" by inserting the following definition in alphabetical order:

   "Number Plates means number plates as defined in the *Motor Vehicle Act* (BC), as may be amended or replaced from time to time.".

4. **Parking (Off-Street) Regulation Bylaw No. 7403**, as amended, is further amended at Section 8.1 – "[Interpretation]" by deleting the definition of Parking Permit and replacing it with the following definition:

   "Parking Permit means a time-limited identification issued under the direction of the **Manager, Community Bylaws** which authorizes **parking** within a **pay parking lot**."

5. This Bylaw is cited as "**Parking (Off-Street) Regulation Bylaw No. 7403, Amendment Bylaw No. 10024**".

FIRST READING _____

SECOND READING _____

THIRD READING _____

ADOPTED _____

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

_____ MAYOR

_____ CORPORATE OFFICER

City of Richmond

Bylaw 10025

Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10025

The Council of the City of Richmond enacts as follows:

1. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by adding the content of the table in Schedule A attached to and forming part of this bylaw to "Schedule – Traffic Bylaw No. 5870 (1992)" in Bylaw No. 8122 in numerical order.

2. Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, as amended, is further amended by adding the content of the table in Schedule B attached to and forming part of this bylaw to "Schedule – Parking (Off-Street) Regulation Bylaw No. 7403 (2002)" in Bylaw No. 8122 in numerical order.

3. This Bylaw is cited as "**Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 10025**".

FIRST READING _____

SECOND READING _____

THIRD READING _____

ADOPTED _____

CITY OF RICHMOND

APPROVED for content by originating Division

APPROVED for legality by Solicitor

_____ MAYOR

_____ CORPORATE OFFICER

6256673

SCHEDULE A to BYLAW NO. 10025

A1 Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Option	A7 Late Payment Amount	A8 Compliance Agreement Discount
Traffic Bylaw No. 5870 (1992)	**Period of Time from Receipt (inclusive)**		**n/a**	**29 to 60 days**	**1 to 28 days**	**61 days or more**	**n/a**
	Failure to Obey Traffic Control Devices	11.2	No	$70.00	$45.00	$95.00	n/a

SCHEDULE B to BYLAW NO. 10025

A1 Bylaw	A2 Description of Contravention	A3 Section	A4 Compliance Agreement Available	A5 Penalty	A6 Early Payment Option	A7 Late Payment Amount	A8 Compliance Agreement Discount
Parking (Off-Street) Regulation Bylaw No. 7403 (2002)	**Period of Time from Receipt (inclusive)**		**n/a**	**29 to 60 days**	**1 to 28 days**	**61 days or more**	**n/a**
	Failure to Obey Traffic Control Devices	3.2.2	No	$70.00	$45.00	$95.00	n/a

City of Richmond

Bylaw 10026

CONSOLIDATED FEES BYLAW NO. 8636, AMENDMENT BYLAW NO. 10026

The Council of the City of Richmond enacts as follows:

1. The **Consolidated Fees Bylaw No. 8636**, as amended, is further amended by adding the SCHEDULE - TRAFFIC set out in Schedule A to this Bylaw as a new SCHEDULE - TRAFFIC to Consolidated Fees Bylaw No. 8636 in alphabetical order.

2. This Bylaw is cited as **"Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 10026".**

FIRST READING _____

SECOND READING _____

THIRD READING _____

ADOPTED _____

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

_____
MAYOR

_____
CORPORATE OFFICER

6256668

SCHEDULE - TRAFFIC

Traffic Bylaw No. 5870
Parking Fees
Section 12A.3, 12B.4

Description	Fee
Pay Parking Fees: Block Meter Zones	All rates include applicable taxes. $2.50 per hour – 8:00 am to 9:00 pm
Parking Permit / Decal Fees: Parking Permit Decal	$50.00 per calendar month, plus applicable taxes, subject to discounts of: • 10% for groups of 11 to 25 permit decals • 15% for groups of 26 to 50 permit decals • 25% for groups of 51 or more permit decals

Traffic Bylaw No. 5870
Construction Permit Zone with Block Meter and/or Metered Parking Spaces
Section 42.2A

Obstruction of Block Meter Machine	$100.00 per day per block meter machine plus applicable taxes
Removal of Block Meter Machine	$100.00 per block meter machine plus applicable taxes
Storage of Block Meter Machine	$50.00 per month per block meter machine plus applicable taxes
Obstruction of Metered Parking Space	$33.00 per day per metered parking space plus applicable taxes

City of Richmond

Report to Committee

To:	Community Safety Committee	**Date:**	September 16, 2019
From:	Tim Wilkinson Fire Chief	**File:**	99-Fire Rescue/2019-Vol 01
Re:	**Award of Contract 6334Q - Supply and Delivery of Boots and Accessories for Richmond Fire-Rescue**		

Staff Recommendation

1. That Contract 6334Q - Supply and Delivery of Boots and Accessories for an initial three year term be awarded to Associated Fire Safety Group for the estimated average annual amount of $150,000.00, with an option to renew for two further one years terms, for an estimated total contract value of $750,000.00 over the five year term; and

2. That the Chief Administrative Officer and the General Manager of Community Safety be authorized to execute the Contract 6334Q as outlined in the staff report titled "Award of Contract 6334Q – Supply and Delivery of Boots and Accessories for Richmond Fire-Rescue", dated September 16, 2019, from the Fire Chief.

Tim Wilkinson
Fire Chief
(604-303-2701)

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Finance Department	☑	
Purchasing Department	☑	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	**INITIALS:**	**APPROVED BY CAO**

Staff Report

Origin

The City requires supply and delivery of personal protective equipment (PPE) and uniform for firefighting staff usage. Examples of PPE and uniform items are as follows: station boots, firefighting boots, gloves, hoods, and auto extrication gloves. These items are used daily to protect firefighting staff from hazardous and toxic environments and as their day to day uniform.

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

> *Accountable, transparent, and responsible financial management that supports the needs of the community into the future.*
>
> *5.2 Clear accountability through transparent budgeting practices and effective public communication.*

Findings of Fact

Richmond Fire-Rescue (RFR) is continuously improving and refining the financial systems within the department. In this case the area of improvement is focused on requisitioning, receiving and overall quality of PPE and uniform clothing, with the implementation of these changes, RFR expects to find efficiencies and potential cost savings over the term of the contract.

RFR and WorkSafe BC recognize that cancer remains a serious health risk related directly to the role of firefighter. One area of the body currently under protected is the head and neck region. To mitigate the cancer risks, RFR introduced an improved Particulate Barrier Hoods as an enhancement to the current level of protection. The Particulate Barrier Hoods will be issued to RFR staff, with an ongoing maintenance program to support the increased PPE expenditure.

RFR has tested many different styles and brands of firefighting PPE and is currently using the models identified in the RFQ bid specifications.

Analysis

Public Tendering

A Request for Quotation (RFQ) 6334Q was prepared by staff and posted to BC Bid on June 3, 2019. Three quotations were received by the closing date from the following bidders:-

- Associated Fire Safety
- Guillevin International
- Wholesale Fire Rescue

Associated Fire Safety submitted a quotation for all 10 items specified in the RFQ. Guillevin only submitted a quotation for 3 items. Although they submitted competitive quotations, two of the products offered were not consistent with the required specification. The one item that

matched the specification (auto extrication gloves) was offered at a nominally lower price compared to the price offered by Associated Fire.

Although Wholesale Fire submitted prices for 6 items, none of the items offered were consistent with the required specifications.

Staff therefore determined that the best overall value would be realized by awarding the entire contract to the only bidder that provided a complete bid with competitive pricing and for efficiency and vendor management.

Table 1 – Associated Fire Safety - Bid Submission

Item	Associated Fire Safety (based on estimated annual usage)
HAIX Products	$98,638
Uniform Items	$13,344
Personal Protective Equipment	$17,150
Total bid	**$129,132**

Award Recommendation

Based on an analysis of the bids received, Staff determined that the best value for the City was to award the contract to a single vendor, Associated Fire Safety Group, who confirmed they could supply all the required items in compliance to City specifications. As an incumbent vendor, Associated Fire Safety Group has consistently demonstrated their ability to provide a high level of service and good value to the City.

The proposed contract is for a three (3) year initial term, with an option to renew for two (2) further one (1) year contract terms.

Pricing for all items specified in the RFQ will be fixed during the initial three year term. Should the City decide to exercise the option to extend the contract for a 4th year, the prices of all items will increase by 4.5%. Should the City decide to exercise the option to extend the contract for a 5th year, prices will further increase by 2%.

Corporate policies and procedures have been followed in the soliciting and award of this contract. The award of this contract requires Council approval, as the total amount exceeds the authorized amount under Officer and General Manager Bylaw No. 8215.

Financial Impact

Based on historical usage and expenditures for the equipment under this contract, it is estimated that the annual value of the proposed contract will be approximately $150,000.00 with funding approved by Council in the RFR Operating Budget.

Conclusion

This report presents the proposal bid summary results for Contract 6334Q - Supply and Delivery of Boots and Accessories. It is recommended this contract be awarded to Associated Fire Safety Group, at the unit rates quoted, for a three (3) year term with the option to renew for two (2) further one (1) year terms.

Kevin Gray
Deputy Chief
(2700)

KG:kg

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	October 1, 2019
From:	Grant Fengstad Director, Information Technology	**File:**	04-1300-01/2019-Vol 01
Re:	**Award of Contract 6430P–Provision For Managed Print Services**		

Staff Recommendation

1. That Contract 6430P–Provision for Managed Print Services, for a five (5) year contract with the option to extend for two additional one-year periods, be awarded to Xerox Canada Ltd., for the total amount of $840,527.85; and

2. That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to negotiate and execute a managed print services contract with Xerox Canada Ltd. on the terms and conditions of the contract as outlined in Contract 6430P–Provision for Managed Print Services.

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

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Finance	☑	
Purchasing	☑	
Sustainability	☑	
Clerks	☑	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	**INITIALS:** CJ	**APPROVED BY CAO**

Staff Report

Origin

As part of daily operations, the City uses a combination of multi-functional print devices, facsimile, scanners, printers, consumables and related maintenance and support services. Over the past seven years, the City's print devices were acquired through a combination of leases and purchases. Most of the City's print devices are now nearing or past their useful life, require frequent maintenance and are not economical to maintain.

This report presents a summary of the bids received and recommends that the City enter into a five (5) year contract (with the option to extend for two additional one-year periods) with Xerox Canada Ltd. for the supply and operation of the City's print equipment.

This report supports Council's Strategic Plan 2018-2022 Strategies as follows:

Strategy #2 A Sustainable and Environmentally Conscious City:

> *Environmentally conscious decision-making that demonstrates leadership in implementing innovative, sustainable practices and supports the City's unique biodiversity and island ecology*
>
> *2.1 Continued leadership in addressing climate change and promoting circular economic principles.*
>
> *2.2 Policies and practices support Richmond's sustainability goals.*

Strategy #5 Sound Financial Management:

> *Accountable, transparent, and responsible financial management that supports the needs of the community into the future.*
>
> *5.2. Clear accountability through transparent budgeting practices and effective public communication.*
>
> *5.3. Decision-making focuses on sustainability and considers circular economy principles.*

Analysis

On March 27, 2012, the City entered into an initial five (5) year agreement with Ricoh Canada Inc. to provide print equipment and support services. This agreement was for the supply, installation, configuration, maintenance and support of multifunctional devices that provide printing, copying, facsimile and scanning functionality in a secure environment. Multifunctional devices are critical to the City's operations and are used daily by City staff in 36 facilities.

The current agreement with Ricoh provided the City the option to renew its agreement with Ricoh Canada Inc. for two additional one (1) year terms at the end of five-year term which were subsequently exercised.

Scope of the Work

The scope of work for the new contract is for the provision of managed print services (functional and technical consultant services to assist in the design, configuration, supply, optimization and change/support management of the City's print equipment).

The City is also planning to leverage the contract to improve print functionalities. Some of the primary enhancements include:

- Implementation of sustainability initiatives such as equipment certification with Energy Star, Electronic Product Stewardship Canada (EPSC) and Underwriter Laboratories ECOLOGO, elimination or reduction of toxins in devices and consumables and print release functionalities (automatic deletion of unidentified print jobs)
- Implementation of reporting features on energy consumption, paper and toner usage and end-of-life disposition
- Implementation of a remote asset management system to track and reduce print volume, consumables, power consumption and paper
- Implementation of management print tools at each location to ensure that the City's business needs are matched with equipment that is optimally deployed and sized correctly

This business service is consistent with the following circular economy principles:

- Stimulate energy efficiency
- Reuse of raw materials (Xerox's "Signature Analysis" technology ensures *all equipment no matter the percentage of new and reused parts-meet the same stringent quality specifications for performance, appearance and reliability*)
- Reduce environmental impact by toxic and hazardous materials
- Protection and sustainable use of natural capital (by reducing paper consumption, energy and inks)
- Improve sustainability of City operational management
- Improve sustainability of product and market supply chains
- Resource efficiency maximization and waste generation reduction

Public Bidding

A Request for Proposal (RFP) 6430P was posted on BC Bid in accordance with the City's Procurement Policy on January 10, 2019 and closed on February 1, 2019. The City received proposals from five (5) proponents in response to the RFP:

Table 1 – Proposals received

Proponents	**Proposal Amount**
Xerox Canada Ltd.	$828,517
Konica Minolta Business Solutions Canada Ltd.	$929,860
Ricoh Canada Inc.	$994,407
Canon Canada Inc.	$1,068,384
Laser Valley Technologies Corp (HP)	$1,205,700

A staff team, which included frequent users, evaluated the responses based on predetermined criteria including, but not limited to:

- proposal quality
- proponent qualifications
- financial proposal
- project methodology
- ability to meet supply/service requirements

Proponents were requested to provide both a Lease and a Print per Impression option. An evaluation of total costs over a five-year term concluded that a Lease option is most cost effective for the City.

As a result of the evaluation process, Xerox Canada Ltd. and Ricoh Canada Inc. were shortlisted to proceed to the second stage of the evaluation process which took the form of an interview and rigorous product testing by staff.

The evaluation team noted Xerox products supports the City's sustainability goals by "*meeting or exceeding registration requirements for environmental performance. Along with EPEAT, Xerox offers ENERGY STAR, ECOLOGO and Blue Angel certified office products and with its partnership with PrintReleaf, enables managed print services customers to offset their printing by planning trees in endangered geographies.*" *(2018 Corporate Social Responsibility Report, Xerox)*

Xerox Canada Inc. also supports the circular economy with their unique processes and technologies ensuring *"that all equipment – no matter the percentage of new and reused parts – meet the same stringent quality specifications for performance, appearance and reliability. The Green Electronic Council (GEC) presented its Catalyst Award to Xerox for the analytical approach of our signature analysis, lending credibility to reuse and providing a quantitative*

metric to support the claim that reused parts meet the same quality specifications as new". (2018 Corporate Social Responsibility Report, Xerox)

As determined by the consolidated evaluations and product testing that was undertaken, Xerox Canada Ltd. received the highest score and was deemed the recommended proponent. Furthermore, Xerox Canada Inc. provided the response that best meets the City's requirements described in the RFP at the lowest cost.

Financial Analysis

The estimated value of the five-year proposed contract is $828,517 to replace the current fleet of multifunctional devices in scope, for printing devices across all City operations with the exception of Production Centre equipment, Mailroom equipment, and 14 print devices currently under separate contract with Ricoh. This estimate is based on an average annual print volume at 4.7 million impressions over the last three years, the proportion of colour versus black and white printing, and the estimated number of 70 print devices required to support the City's needs.

In addition, a one-time $12,010.85 payment is recommended for external security card readers to facilitate print release functionalities. This new and innovative feature will facilitate "*Follow me Printing*" which will allow users the ability to send a print job and have it printed from any device on the network using a City access card.

The total amount for the replacement of the current fleet of multifunctional devices and the additional security card readers is $840,527.85 over the five year term.

The actual contract value may vary, depending on changes in print behaviour over the term of the contract including:

- changes in print volume
- changes in the proportion of black and white versus colour print
- purchase of additional printers above the contracted number

Financial Impact

The funding for Photocopier Contract Costs is approved by Council through the annual operating budget. The 2019 budget amount for the printing devices in scope is $172,500. The projected five year annual operating budget for devices in scope is $862,500 while the cost for the anticipated new contract is $828,517. This represents a five-year savings of $33,983 for the same level of service.

The additional one-time costs for external card readers will be funded by the Information Technology department's 2019 Operating Budget.

Conclusion

The majority of the City's multifunction print devices are now nearing or past their useful life, require frequent maintenance and are not economical to maintain. These print devices are critical to the City's operations and are used daily by City staff.

It is therefore recommended that RFP Contract 6430P–Provision for Managed Print Services be awarded to Xerox Canada Ltd., who proposed best value to the City in the amount of $840,527.85, exclusive of taxes.

Eddie Hung
Manager, IT Department Solutions
(604-276-4232)

GF:eh

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	September 18, 2019
From:	Chad Paulin M.Sc., P.Ag. Manager, Environment	**File:**	10-6160-06/2019-Vol 01

Re: **2020 Community Pollinator Initiatives**

Staff Recommendation

That, as described in the report titled '2020 Pollinator Initiatives' from the Manager, Environment, dated September 18, 2019:

a. Staff collaborate with Border Free Bees to carry out the Richmond Nectar Trail Pilot Project;

b. Staff inform Council in 2020 with information on the final route for the Nectar Trail route in Richmond; and

c. The City of Richmond pursues "Bat-Friendly Community" certification from the Community Bat Programs of BC.

Chad Paulin M.Sc., P.Ag.
Manager, Environment
(604-247-4672)

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Communications	☑	
Parks Services	☑	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	**INITIALS:**	**APPROVED BY CAO**

Staff Report

Origin

This report outlines two community initiatives with Border Free Bees and the Community Bat Programs of BC, recommended to support pollinator species in Richmond.

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

> *Enhance and protect the safety and well-being of Richmond.*
>
> *1.4 Foster a safe, caring and resilient environment.*

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

> *Environmentally conscious decision-making that demonstrates leadership in implementing innovative, sustainable practices and supports the City's unique biodiversity and island ecology.*
>
> *2.4 Increase opportunities that encourage daily access to nature and open spaces and that allow the community to make more sustainable choices.*

Analysis

There is growing evidence that pollinator species such as insects and bats are in decline globally due to the pressures of economic development. Council has long recognized the environmental and economic benefits of pollinators and has endorsed a variety of initiatives aimed at protecting Richmond's biodiversity, community wellness, and economic well-being including the:

- **Ecological Network Management Strategy** – Council adopted the Ecological Network Management Strategy in September 2015 to manage and enhance Richmond's ecological assets.
- **Enhanced Pesticide Management Program** – Council adopted the Enhanced Pesticide Management Program and the *Pesticide Use Control Bylaw No. 8514* in 2009 to reduce the use of traditional pesticides for cosmetic purposes.
- **Bridgeport Industrial Park Pollinator Pasture** – Council endorsed a partnership with Border Free Bees and Emily Carr University of Art and Design in 2015 to convert a 10,500 m^2 area of industrial land, into an artistic display of wildflowers to support local pollinator species.
- **Terra Nova Public Art Pollinator Meadow** – Council endorsed another partnership with Border Free Bees in 2018 to transform 2,200 m^2 of underutilized land space at the Terra Nova Rural Park into habitat for pollinators.
- **Riparian Response Strategy** – Council endorsed the Riparian Response Strategy in 2006 to protect local riparian habitat areas in Richmond. Council endorsed additional changes to the City's Riparian Response Strategy in 2018 to promote community stewardship of Riparian Management Areas and to enhance these areas with native riparian species, including a pollinator seed blend.

Additional information regarding the aforementioned initiatives is included in Attachment 1. Staff are seeking Council endorsement for two future initiatives that support local pollinators and promote community education; the 'Richmond Nectar Trail Project' and the 'Bat-Friendly Communities Program'.

Richmond Nectar Trail

Staff is proposing another community initiative with Border Free Bees to pilot the Richmond Nectar Trail Project. The project, if endorsed, would aim to increase habitat availability for native pollinators by connecting 'anchor points' such as the Bridgeport Pasture, Terra Nova Meadow, Garden City Lands and Richmond Nature Park with a series of 'stepping stone' habitats for pollinators to rest and forage while en route between the anchors. Native bees and honeybees have flight ranges of between one and six kilometres. If anchor points are separated by distances larger than this, individuals may not be able to travel effectively between each anchor. Garden City Lands is approximately 5.5 kilometres from the Terra Nova Park while the Bridgeport Pasture is approximately 2 kilometres from Richmond's Nature Park. Stepping stones can bridge the gap between anchors to allow pollinators safe passage, reduce flight stress, and increase pollinator activity along the trail.

The 2020 pilot program will be promoted in the community and will recruit participants along a conceptual flight trail in Richmond that will be developed following Council's endorsement. Staff intend to build upon the success of the City's participation in the Suzuki Foundation's Butterflyway Project. Properties participating along the trail including businesses, institutions and residential homes will plant and maintain a (minimum) one-square metre garden of pollinator-friendly flowers. Residents will be encouraged to maintain each stepping stone with drought-tolerant species that bloom from spring to fall and avoid the use of pesticides pursuant to the City Bylaw No. 8514. Maintenance of privately-owned stepping stones will be the responsibility of the individual resident or organization participating in the program. Richmond Nectar Trail information will be collected and displayed on the Border Free Bees website as an interactive map, similar to the program implemented by Border Free Bees in Kelowna, which has received positive community feedback and enthusiastic enrollment rates.

Border Free Bees will provide in-kind services such as professional expertise, communications support, and facilitating the pre-planting training sessions for participants during 2020. The installation and registration of stepping stones in public spaces such as parks and boulevards will be encouraged but is not required. Staff will develop communications in collaboration with Border Free Bees, produce additional resource materials and training sessions, host data on their website, and provide the participation signs at no cost to the City. Staff will assess the program based on community interest during the 2020 pilot to determine whether future engagement opportunities regarding the natural trail should be included into the City's annual outreach programming.

Bat-Friendly Community Program

Staff are also seeking Council endorsement for the 'Bat-Friendly Communities Program' to compliment the Richmond Nectar Trail Project and promote community education regarding bat conservation and safety. Bats provide key ecosystem services including pollinating flowers, controlling insect populations, and cycling nutrients. Two of the ten species of bats found in the Lower Mainland are listed in the federal *Species at Risk Act* as 'at risk' of becoming extirpated, and one of those species, the Little Brown Bat, has been identified at Terra Nova Park. Little Brown Bat populations have been decreasing rapidly in eastern Canada and the United States due to white-nose syndrome. White-nose syndrome is considered one of the worst wildlife diseases in modern times and some experts suggest that the Little Brown Bat will be extirpated from much of eastern North America by 2026. The disease has not yet been reported in BC to date but one case was identified in Washington State in 2016. Bats have generally developed a poor reputation due to their ability to host and transfer the rabies virus. Bats are the only animal in BC that can transmit the virus to humans but less than 0.5% of bats carry the virus and known cases of rabies are extremely rare. Five people have died from rabies transmitted from bats in Canada since 1970. The City has been working with Vancouver Coastal Health and the Community Bat Programs of BC to incorporate bat safety, education, and conservation information into outreach events such as the Public Works Open House, and the Mitchell Island Environmental Stewardship Info session. This has included the creation of Richmond's "Batabase", which has become a popular tool to record local bat sightings.

Community Bat Programs of BC promotes conservation of bats on private and public land, provides a resource to landowners dealing with bat issues, engages citizen scientists to collect data on bat populations and recognizes communities that are leaders in bat conservation and education. Communities must demonstrate continued efforts to promote bat habitat conservation and support community awareness. Staff recommend pursuing "Bat-Friendly Community" certification from the Community Bat Programs of BC. Richmond will be the first community in the Lower Mainland to be recognized as a certified 'Bat-Friendly' Community, if successful.

Next Steps

Community registration and training will begin in spring 2020 with the intention of having the nectar trail activated for the 2020 growing season. An application for Bat-Friendly certification will be prepared in 2020 and staff will continue to incorporate bat education into community outreach events and programming including participating in Bat Week in October 2020.

Financial Impact

None.

Conclusion

Endorsement of the Richmond Nectar Trail Project and the Bat-Friendly Community Program will strengthen Richmond's commitment to protect pollinator habitat and strengthen community awareness about the key ecological services they provide. Staff will implement the next steps for each program as described and update Council in 2020.

Chad Paulin M.Sc., P.Ag.
Manager, Environment
(604-247-4672)

Att. 1: Council Endorsed Pollinator Initiatives

Council Endorsed Pollinator Initiatives

Ecological Network Management Strategy (ENMS)	Council adopted the ENMS in September 2015, which identified local hubs, sites, and corridors that connect green spaces throughout Richmond. Larger areas such as the Richmond Nature Park, Terra Nova Rural Park, Sturgeon Bank and the Northeast Bog are listed as hubs. Smaller, semi-natural areas such as backyards, school yards, and fields are identified as sites and the City's Riparian Management Areas make up corridors that connect the sites and hubs in the network. A goal of the ENMS is to manage and enhance Richmond's ecological assets. Pollinators are considered a critical ecosystem component, due to the services they provide.
Enhanced Pesticide Management Program	Council adopted the Enhanced Pesticide Management Program and the Pesticide Use Control Bylaw No. 8514 in 2009 to reduce the use of traditional pesticides for cosmetic purposes. The program was a leading initiative in BC at that time and continues to provide broad-based educational programming, support and training to the community regarding the benefits of pesticide-free gardening techniques.
Bridgeport Industrial Park Pollinator Pasture	Council endorsed a partnership with Border Free Bees and Emily Carr University of Art and Design in 2015 to convert a 10,500 m^2 area of industrial land, into an artistic display of wildflowers to support local pollinator species. Border Free Bees is a long-term public art initiative with the mission to create aesthetically pleasing and scientifically viable pollinator pastures in under-utilized urban areas. An apiary was erected to educate community members about the significance of pollinators locally. The Bridgeport Pollinator Pasture has been nominated for, and won the following awards: • The Pollinator Advocate Award was presented to Border Free Bees for increasing awareness of the importance of pollinators in 2017; • The City and Border Free Bees were awarded the BC Recreation and Parks Association Award for Program Excellence in 2018; and • The City received a nomination for a UBCM Community Excellence Award in Sustainability in 2018.
Terra Nova Public Art Pollinator Meadow	Council endorsed another partnership with Border Free Bees in 2018 to transform 2,200 m^2 of underutilized land at the Terra Nova Rural Park into habitat for pollinators. The project has created new opportunities for the public and students to learn about pollinators at the Terra Nova Nature School and at local events such as the Works on Wheels Tours.
Riparian Response Strategy	Council endorsed the Riparian Response Strategy in 2006 to protect riparian habitat in Richmond. Riparian Management Area setbacks were assigned on minor (5m) and major (15m) designated watercourses that are wet the majority of the time, have a source of ground and surface water, and flow into and support fish life in the Fraser River Estuary. Council endorsed additional changes to the City's Riparian Response Strategy in 2018 to promote community stewardship of Riparian Management Areas and to enhance these areas with native riparian species, including a pollinator seed blend.

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	September 23, 2019
From:	Cecilia Achiam General Manager, Community Safety	**File:**	09-5350-01/2019-Vol 01
Re:	**Final Regulations For New Cannabis Products: Edibles, Extracts and Topicals**		

Staff Recommendation

That the report titled "Final Regulations for New Cannabis Products: Edibles, Extracts and Topicals," dated September 23, 2019, from the General Manager, Community Safety, be received for information.

Cecilia Achiam
General Manager, Community Safety
(604-276-4122)

REPORT CONCURRENCE	
ROUTED TO:	**CONCURRENCE**
Human Resources	☑
Community Social Development	☑
Recreation Services	☑
Business Licences	☑
Fire Rescue	☑
RCMP	☑
Policy Planning	☑
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	**INITIALS:** CJ
APPROVED BY CAO	

Staff Report

Origin

On October 17, 2019, the final amendments[1] to Schedule 4 of the *Cannabis Act* (the *Act*) authorizing the legal sale of "edibles containing cannabis", "cannabis extracts" and "cannabis topicals" will be authorized. The following report will provide analysis of these amendments as well as the Health Canada consultation campaign that preceded it.

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

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

1.1 Enhance safety services and strategies to meet community needs.

Analysis

The amendments and new regulations to the *Act* were first published on December 20, 2018, and coincided with Health Canada's launch of a 60 day public consultation campaign. The outreach effort consisted of: bilateral meetings with the provinces and territories, cannabis and industry consultations, public health organizations and featured a questionnaire. There were a total of 6,800 responses to its survey questionnaire. Moreover 1,500 people participated in engagement sessions, roundtables and webinar sessions.

Council provided a response to the survey in the staff report titled "Health Canada Questionnaire on Cannabis Edibles, Extracts and Topicals", dated January 22, 2019, from the General Manager, Community Safety (see attachment 1).

Although Health Canada claims that a majority of participants in its cannabis consultation campaign were supportive of the new amendments, it received significant feedback on three areas of concern:

1. limit of 10 milligram (mg) of Tetrahydrocannabinol (THC)[2];
2. prohibition of manufacturing of edible cannabis in the same building as food;
3. packaging and labelling requirements.

<u>10mg THC Limit</u>

While cannabis advocates and industry respondents opposed the 10 mg THC limit, public health stakeholders supported the limit and some requested an even lower limit of 5 mg. In response, to public health stakeholders' concerns Health Canada stated that it would increase public education efforts to stress that the 10 mg amount was not a universally recommended dosage and advised that new users take a dosage of 2.5 mg. In addition, smaller packages of lower dosage of THC will be permitted. The smaller packs, however, cannot be bundled into multi-package containers which total in excess of 10 mg of THC.

---

[1] http://www.gazette.gc.ca/rp-pr/p2/2019/2019-06-26/html/sor-dors206-eng.html
[2] THC is the main psychoactive chemical in cannabis.

Manufacturing of Cannabis Edibles

Industry respondents were against the prohibition of cannabis edibles being manufactured in the same building that produces food products. In contrast, public health stakeholders supported the prohibition to ensure public and international confidence that the food supply will be protected from cross-contamination by cannabis products. This prohibition on the co-location of cannabis edibles in food facilities has remained in place.

Packaging and Labelling Requirements

Some respondents were concerned with the environmental waste associated with the packaging and labelling requirements. However, public health stakeholders were in favour of the existing plain packaging and the prohibition of cross-branding with alcohol products. It was further suggested that there be no cross-branding with tobacco or vaping products. In response, Health Canada extended its prohibition on cross-branding with tobacco and vaping productions. Health Canada further acknowledged feedback that it should clarify its guidelines around the prohibition in the *Act* of cannabis products that are "appealing to young persons." Moreover, Health Canada expanded its list of cannabis health warning labels (attachment 2).

Risks Remaining

Health Canada appears to have responded selectively to the feedback it received and it did not address the main concerns of the City of Richmond. While there were numerous concerns cited in the City's submission, two major risks to the public remain: the ability to consistently control THC levels and the risk of accidental child and illegal youth consumption. Given that Health Canada modelled much of its *Cannabis Act* and regulations regime on research derived from the American state-led legalization movement, it is surprising that the latter two risks were not addressed.

Cannabis Poison Control Studies in the United States

Since 2012 there have been a series of studies published in the United States concerning accidental cannabis exposure and acute toxicity. Following the legalization of cannabis in Washington State and Colorado, a 2016 study found (2013-2015) that poisonings from cannabis brownies, cookies and candies have increased. Particularly, alarming was the increase in the following two age groups: 5 year-olds and younger; and youth aged 13-19.[3] Similar results were published in a 2019 study of the states of Oregon and Alaska where children were most likely to have accidentally ingested edibles belonging to an older family member.[4]

These studies have found that the most common effects associated with cannabis toxicity are drowsiness, tachycardia (heart rate greater than 100 beats per minute), ataxia (involuntary muscle

[3] Dazhe Cao, Sahaphume Srisuma, Alvin C. Bronstein, and Christopher O. Hoyte. "Characterization of edible marijuana product exposures reported to United States poison centers," *Clinical Toxicology* 54, no. 9 (2016): 840-846.

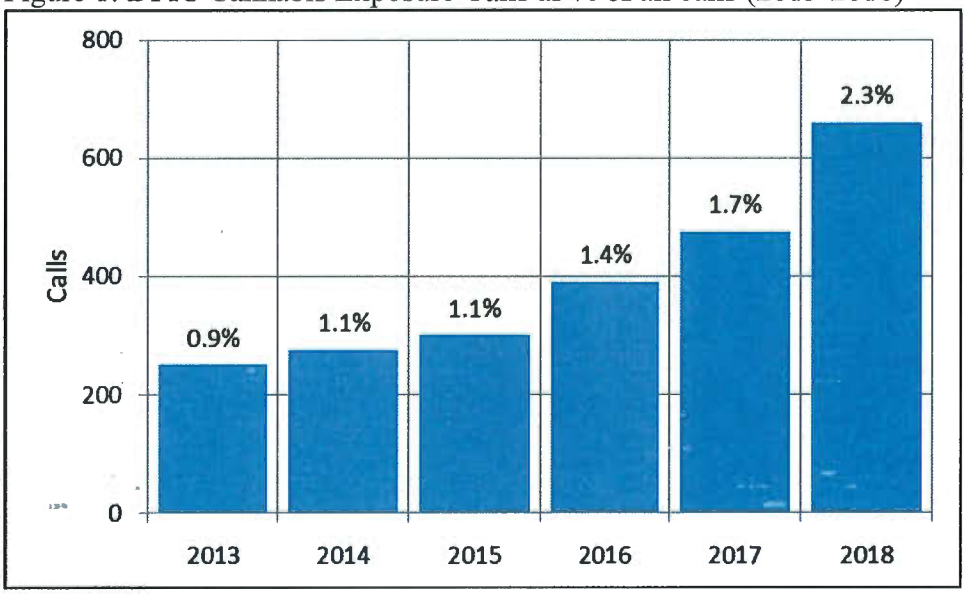
[4] Mathhew J. Noble, Katrina Hedberg, and Robert G. Hendrickson. "Accute cannabis toxicity," *Clinical Toxicology* 57, no. 8 (2019): 735-742.

movements) and one subject was reported to have died. Children had the highest likelihood amongst the age groups of being admitted to an intensive care unit and receiving intubation treatment.

Cannabis Poison Control Studies British Columbia

On June 12, 2019, a researcher from BC Centre for Disease Control, Tissa Rahim, presented and published a similar study[5] of BC Drug and Poison Information (DPIC) centre emergency calls related to cannabis exposure. She found that, in 2018, the DPIC received 644 cannabis exposure calls versus 241 in 2013—an increase of 267%.

Figure 1: DPIC Cannabis Exposure Calls as % of all calls (2013-2018)

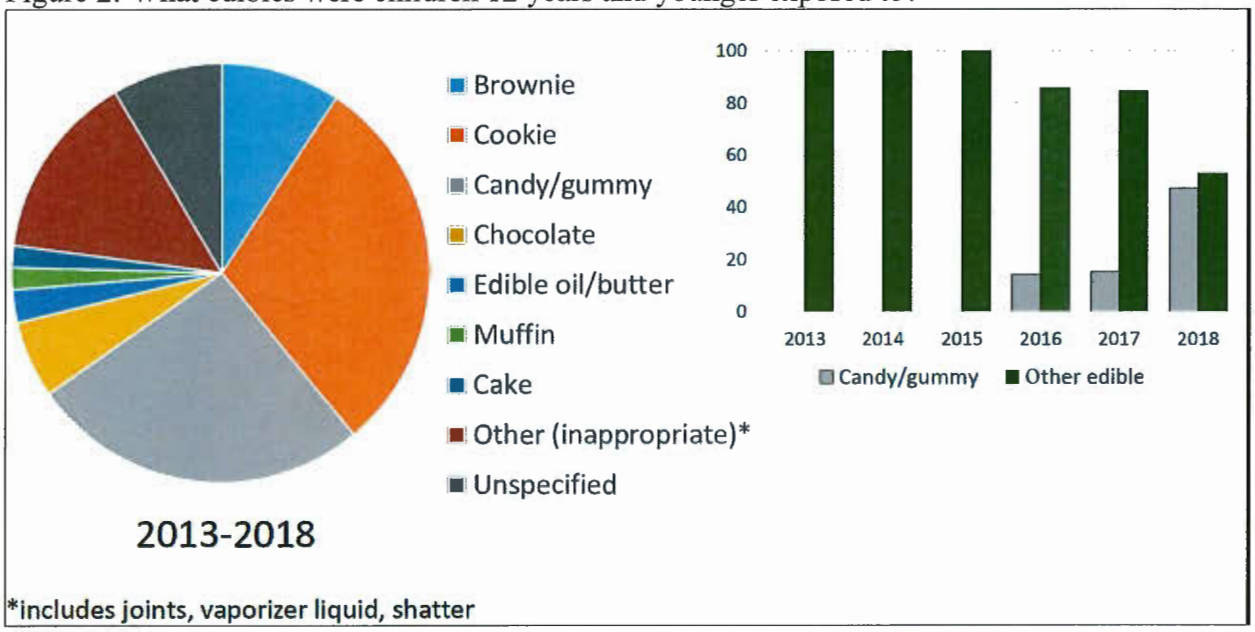


Source: Rahim, 2019.

Rahim also found a similar increase in calls amongst children in relation to exposure to cannabis infused: candy/gummies, cookies and brownies—as shown in Figure 2 below.

[5] http://www.ncceh.ca/content/calls-bc-drug-and-poison-information-centre-cusp-cannabis-legalization

Figure 2: What edibles were children 12 years and younger exposed to?



Source: Rahim, 2019.

Rahim's research confirms a similar trend to the United States of child and youth cannabis related exposure incidents at poison control centres.

According to DPIC staff, typically most 911cannabis related poison calls are not serious in nature and involve novice adult users ,which are handled over the phone and do not result in the immediate dispatch of first responders. However, in the case of severe incidents first responders will be dispatched. Moreover the risk of accidental cannabis exposure, in particular to children, and the lure of cannabis edibles to youth, places more emphasis on the City's first responders and staff to increase awareness and outreach efforts to youth and parents. Although Health Canada has acknowledged it received feedback from public health stakeholders who emphasized the importance of public education, no additional resources have been provided.

Given the delayed effects of cannabis edibles, it is possible that users may experience symptoms up to 30 minutes after ingestion. Delayed toxicity/symptomology could have severe consequences should users choose to operate their vehicles under the false assumption that they are fine.

THC Level Testing and the Matrix Effect

Since 2012, American researchers have been increasingly confounded with problems of how to accurately test THC levels in cannabis infused edibles including gummy bears, cookies and chocolates. According to Dr. David Dawson, a THC researcher with CW Analytical Laboratories, based in California, there were alarming variations in his testing between 1 gram and 2 gram samples of the same chocolate source. These findings ran counter to statistical research methodology which suggests that the larger the sample size the better the predictive accuracy. He found that "simply changing how much sample is in the vial could determine

whether a sample passes or fails, which could have a huge impact on the producer of the chocolate bars, as well as the customer who might be under- or overdosing because of this weird quirk of matrix effects."[6]

While the matrix effect has presented toxicology researchers with a host of problems there are a series of measures and sophisticated methodologies to overcome these problems in relation to alcohol blood testing. However, the complex techniques involved in overcoming the matrix effect in relation to alcohol testing have taken years to develop. Proven techniques to overcome the matrix effect currently do not exist in relation to THC testing in edibles and there is little research infrastructure in place to develop solutions. It remains unclear what studies, if any, Health Canada will fund into the problem of the matrix effect and more generally on the accuracy of THC testing in edibles.

Impact on City Operations and Staff

While the City currently has bylaws that prohibit disorderly or offensive behaviour under s. 2.1.1, Public Parks and School Grounds Regulation Bylaw No. 8771 and s. 1.1, Nuisance Prohibition Bylaw No. 6983, bylaw officers do not have the authority to investigate or enforce the *Cannabis Control and Licensing Act* s. 78 (CCLA). Only police officers and provincial community safety unit investigators have enforcement powers under either federal or provincial law.

Under the Province's CCLA consumption of cannabis edibles are permitted in most public places under provincial legislation, if an individual becomes intoxicated from cannabis, he or she must not be in or remain in a public place (s. 78(1), Act). Additionally, a person is not permitted to provide cannabis to an individual who is or shows signs of intoxication from alcohol or a drug (s. 79, Act). If an individual appears to be intoxicated as a result of cannabis consumption in a public place, a police officer can arrest them. The evidentiary grounds for the arrest would be based on a behavioural assessment of the alleged offender by the investigator police officer. In addition to the powers to arrest, police officers also have the authority to issue provincial violation tickets under s.78 $115 and $230 under s.79. For a complete list of the cannabis related Provincial violations see attachment 3.

In the context of road safety, drug impaired drivers are identified by police officers who are trained as drug recognition experts (DRE) who can administer the Standardized Field Sobriety Tests (SFST). Unlike alcohol, the mere presence of THC in blood, urine or saliva testing does not constitute sufficient evidence to charge a person as being over the limit.[7]

Reducing drug offences is a key priority under the Richmond RCMP Detachment's Annual Performance Plan. In addition to enforcement measures, the Detachment is engaged in drug prevention efforts and actively supports and promotes the Drug Abuse Resistance Education

---

[6] https://www.sciencedaily.com/releases/2019/08/190825075930.htm

[7] "There are two prohibited levels for THC, the primary psychoactive component of cannabis: it is a less serious offence to have between 2 nanograms (ng) and 5 ng of THC per ml of blood. It is a more serious offence to have 5 ng of THC or more per ml of blood. The prohibited levels of alcohol and cannabis, when found in combination, is 50mg or more of alcohol per 100ml blood and 2.5 ng or more of THC per ml of blood." https://www.justice.gc.ca/eng/cj-jp/sidl-rlcfa/

program (DARE) in Richmond schools. From January 1 to March 31, 2019, a total of 452 students in 18 classes across 12 schools participated in the DARE program.

Given the continued risk of incidents of accidental intoxication of children, based on actual cases in the United States and BC, City staff will require increased vigilance to identify cannabis related packaging of gummy bears and chocolates. It would be prudent for staff at City facilities to be also aware of the delayed onset effect of cannabis edibles that could result in unexpected intoxication of patrons who are engaged in physical and other activities.

UBCM Survey on Local Cannabis Related Costs

According to UBCM's recent findings in their report on "Cannabis Taxation Revenue in British Columbia", published on September 20, 2019, municipalities are estimated to have collectively borne cannabis related costs of $12.1 million per year (see attachment 4). It should be noted that cities that allow retail cannabis sales have higher associated costs than those who prohibit retail sales. The majority of costs were attributed to increase police response but as the table demonstrates there were other significant costs.

Table 1: Source of Local Government Cannabis Costs

Source of Local Government Cost	Percentage of Total ($12.1M)
Administration and support	19%
Local government enforcement	19%
Planning/zoning	19%
Policing	33%
Other	10%

Source: UBCM

Despite the above costs associated with cannabis there is no revenue sharing agreement in place between the Province and municipalities. It is uncertain how much more local government costs will increase with the pending legalization of cannabis edibles, topicals and extracts. With the two-year Federal-Provincial-Territorial Agreement on Cannabis Taxation expiring in the winter of 2019, the UBCM is anticipating that the Federal government will seek to ensure the provinces share revenue with local governments. Currently, only Ontario, Quebec and Alberta have provincial-municipal revenue sharing agreements.

Financial Impact

None.

Conclusion

Staff will continue to research the socio-economic impact of the final amendments and regulations to the *Cannabis Act* (the *Act*) authorizing the legal sale of "edibles containing cannabis", "cannabis extracts", and "cannabis topicals." In particular, staff will monitor incidents of impairment at City facilities, impaired driving and accidental cannabis toxicity incidents measured by the DPIC and Vancouver Coastal Health.

Mark Corrado
Senior Manager, Community Safety Policy and Programs
(604-204-8673)

MC:mc

Att. 1: "Health Canada Questionnaire on Cannabis Edibles, Extracts and Topicals", dated January 22, 2019, from the General Manager, Community Safety
2: Cannabis health warning messages
3: *Cannabis Control and Licensing Act* Provincial Violation Ticket Information
4: UBCM Survey on Local Government Cannabis Related Costs

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	January 22, 2019
From:	Cecilia Achiam General Manager, Community Safety	**File:**	09-5000-01/2019-Vol 01
Re:	**Health Canada Questionnaire on Cannabis Edibles, Extracts and Topicals**		

Staff Recommendation

That the responses summarized in the staff report titled "Health Canada Questionnaire on Cannabis Edibles, Extracts and Topicals", dated January 22, 2019, from the General Manager, Community Safety be approved for submission to Health Canada.

Cecilia Achiam
General Manager, Community Safety
(604-276-4122)

Att. 2

REPORT CONCURRENCE	
ROUTED TO:	**CONCURRENCE**
Community Bylaws	☑
RCMP	☑
Policy Planning	☑
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	**INITIALS:** CJ
APPROVED BY CAO	

Staff Report

Origin

On December 20, 2018, Health Canada launched a 60 day public consultation campaign on edible cannabis, cannabis extracts and cannabis topicals including draft regulations (attachment 1) and a background document (attachment 2). These cannabis products are scheduled to be permitted for sale under the *Cannabis Act* by October 17, 2019. This outreach effort consists of an online questionnaire of 13 questions which must be completed by February 20, 2019.

This report supports Council's 2014-2018 Term Goal #1 A Safe Community:

> *Maintain emphasis on community safety to ensure Richmond continues to be a safe community.*
>
> *1.4. Effective interagency relationships and partnerships.*

Analysis

As a result of previous Council direction and research by staff, the following are proposed answers to the questionnaire from Health Canada. Following Council approval, or amendments, these answers will be submitted on behalf of the City of Richmond.

Health Canada Consultation Questionnaire

1. What do you think about the proposed THC limits for the new classes of cannabis products?

The proposed "hard cap" of 10 mg of THC in a single package/container of an edible or beverage based cannabis product is of concern to the City given that there is no rationale or explanation for this limit. While Colorado State uses the 10 mg limit, Health Canada has not provided any of its own evidence or even scientific research to substantiate the health efficacy of this limit. Given that users will likely consume more than 10mg or a single edible unit dose, there should be a warning on the overall amount of THC that will likely lead to either impairment and or a life threatening overdose.

2. Do you think the proposed new rules addressing the types of ingredients and additives that could be used in edible cannabis, cannabis extracts, and cannabis topicals appropriately address public health and safety risks while enabling sufficient product diversity?

The proposed new rules addressing additives are of concern to the City given that there is no restriction for sugars, artificial colours, or sweeteners for cannabis edibles and beverages. At the same time, there is an allowance for limited caffeine additives. The natural taste of THC is reported to be bitter, therefore, this taste is masked by the additives. However, the presence of these sweeteners and caffeine raise the risk that children and youth may consume these products despite proper age restrictive labeling. It is reasonable to assume that these products may accidentally or intentionally be consumed by minors or children given their predilection for sweetened and caffeine-based beverages and foods. Moreover a child of five years and older could easily open child-resistant protected packing.

3. Do you think that the proposed rules for other classes of cannabis will accommodate a variety of oil-based products for various intended uses, even though cannabis oil would no longer be a distinct class of cannabis?

The City is opposed to any additional products containing cannabis due to public health concerns.

4. What do you think about the proposed six-month transition period for cannabis oil? Is a six-month transition period sufficient?

The City views this period as too short and will not provide municipalities with adequate time to prepare for the societal, criminological and policy implications of this new regulatory regime. Neither the Provincial or Federal government have been allocated additional police resources to enforce these new regulations nor have municipal bylaw officers been delegated the authority of enforcement under the Cannabis Act.

5. What do you think about the proposed new rules for the packaging and labeling of the new classes of cannabis products?

While the City views the child-resistant packaging and plain packaging as necessary it will not prevent children above the age of five from accessing these products. As stated above, a major concern is that children or youth will be lured by the additives present in the products.

6. With respect to edible cannabis, what do you think about the requirement for all products to be labeled with a cannabis-specific nutrition facts table?

There should be warning labels, as found on cigarette packages, discussing the harmful effects of consumption. Moreover, independent studies have found discrepancies between what manufacturers identified on their labels and actual nutritional content found in their products. It is probable that there will be instances of mislabeled nutritional and THC content that will have a health impact on consumers.

7. What do you think about the proposal for the labeling of small containers and the option to display certain information on a peel-back or accordion panel?

The City considers that any labeling of small containers should be large enough to accommodate clearly legible warning labels (see question 6).

8. What do you think about the proposal that the standardized cannabis symbol would be required on vaping devices, vaping cartridges, and wrappers?

The City is concerned that the packaging on cannabis products, including edibles, would appeal to youth. The packaging of cannabis should be tamper-evident, child-resistant, prevent contamination and include a basic cannabis symbol and health warnings. The presentation of the cannabis packaging should be plain with standard font and size as well as include public safety and health warnings similar to that of tobacco products which also include photos.

9. Do you think that the proposed new good production practices, such as the requirement to have a Preventive Control Plan, appropriately address the risks associated with the production of cannabis, including the risk of product contamination and cross-contamination?

The City will continue to work with the local health authority, Vancouver Coastal Heath, to review food handling procedures to ensure that businesses, specifically producing cannabis edibles, do not become a public health issue. The City recommends that the handling of food safety and prevention controls be reviewed after receiving input from health agencies across the country.

10. What do you think about the requirement that the production of edible cannabis could not occur in a building where conventional food is produced?

The City agrees that cannabis edible production should not be allowed where conventional food is produced. Maintaining a healthy food production sector within the City is of vital importance.

11. What do you think about the overall regulatory proposal?

The City has serious concerns surrounding edible products containing cannabis. The dosage level would be difficult to control and edibles may appeal to youth. In addition, edibles by appearance are indistinguishable from normal food products.

Youth must be discouraged and prevented from accessing cannabis. The proposed regulations should strictly regulate edible products to ensure the dosage is set at a minimum. The packaging of these cannabis products must plainly labeled and marketed towards adults. Public education and outreach on cannabis edibles must focus on restricting youth access to cannabis.

The proposed Cannabis Act regulation updates should also enable local governments to continue to maintain authority over regulation of land use and zoning as it pertains to all cannabis-related activities. There should be firmer controls on public consumption of cannabis, including edibles that match public tobacco and alcohol consumption regulations. Cannabis edibles should clearly be labeled with health warnings similar to cigarettes.

12. Are there any additional comments you would like to share on the proposed regulations for the new classes of cannabis?

Cannabis edibles present a serious risk in terms of encouraging youth consumption of cannabis. Extent edible products, albeit not yet legal in Canada, range from baked goods to processed treats such as chocolates, cotton candy, jelly beans or soft candy. These cannabis edibles are highly desirable and attractive to youth. There are already many cases reported in the media of children and pets admitted to the hospital due to unexpected consumption of cannabis edibles. The federal government needs to consider the public health and public safety perspectives and prescribe tight regulation, control and enforcement of cannabis edibles. In addition, public education should be a top priority and should focus both on communicating the harmful effects of cannabis and the need for proper handling and storage of cannabis edibles to reduce the risks of cross contamination and accidental ingestion. It is anticipated that the legalization of

commercial cannabis edibles will lead to an increase in the general consumption of cannabis that will inevitably impact the public health care system in Canada.

13. Are there any additional comments you would like to share regarding the legalization and strict regulation of cannabis in Canada? For example, are there measures the Government could take to support individuals to be in compliance with the public possession limits for cannabis (i.e. 30 grams of dried cannabis "or equivalent")? Do you have views on how to minimize environmental concerns associated with packaging, while maintaining key aspects, such as child resistant packaging, that help to prevent accidental consumption?

The City has concerns as to the role of municipalities in enforcing the Cannabis Act. Given that police officers are prioritized towards emergency calls and major crime investigations there is likely inadequate resourcing to enforce these new cannabis regulations. However, no new police resources have been allocated to enforce this new cannabis legislation. Moreover, neither federal nor provincial cannabis legislation grant local governments any power to set further restrictions on personal cultivation of non-medical cannabis.

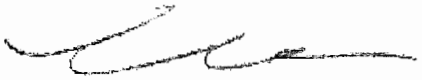
In short, municipalities will bear the societal, health, and criminological costs of this new legislation without any compensation in terms of resourcing or any non-police officer authority to enforce the Cannabis Act.

Financial Impact

None.

Conclusion

Following direction from the General Purposes Committee, staff will submit the above responses to the questionnaire and continue to research the issues surrounding the Federal government's proposed regulatory regime for the *Cannabis Act* as well as the Province's *Cannabis Control and Licensing Act*.



Mark Corrado
Senior Manager, Community Safety Policy and Programs
(604-204-8673)

MC:mc

Att. 1: Proposed Regulations for Additional Cannabis Products
Att. 2: Health Canada Additional Cannabis Products Backgrounder

PROPOSED REGULATIONS FOR ADDITIONAL CANNABIS PRODUCTS

We want to hear from you! Have your say at **Canada.ca/Cannabis**

	EDIBLE CANNABIS *(SOLID)*	EDIBLE CANNABIS *(BEVERAGE)*	CANNABIS EXTRACT *(INGESTED)*	CANNABIS EXTRACT *(INHALED)*	CANNABIS EXTRACT *(CONCENTRATED THC)*	CANNABIS TOPICAL
THC LIMIT	▸ 10 mg of THC per package	▸ 10 mg of THC per container	▸ 10 mg of THC per unit (such as a capsule) or dispensed amount ▸ 1000 mg of THC per package	▸ 1000 mg of THC per package	▸ 1000 mg of THC per package	▸ 1000 mg of THC per package
PRODUCT RULES	▸ No added vitamins, minerals ▸ Limits on caffeine ▸ No added alcohol	▸ No added vitamins, minerals ▸ Limits on caffeine ▸ No added alcohol	▸ No added vitamins or minerals ▸ No sugars, colours or sweeteners ▸ No nicotine or caffeine	▸ No sugars, colours or sweeteners ▸ No nicotine or caffeine	▸ No sugars, colours or sweeteners ▸ No nicotine or caffeine	▸ For use on skin, hair and nails ▸ Only cosmetic grade ingredients ▸ Not for use in eyes or on damaged skin
PACKAGING	▸ Child-resistant ▸ Plain	▸ Child-resistant ▸ Plain	▸ Maximum package size of 90 mL for liquid extracts ▸ Child-resistant ▸ Plain ▸ Must have dispensing device if not in unit form	▸ Maximum package size of 90 mL for liquid extracts ▸ Child-resistant ▸ Plain	▸ Maximum package size of 7.5 g ▸ Child-resistant ▸ Plain	▸ Child-resistant ▸ Plain
LABEL	▸ Standardized cannabis symbol for products containing THC ▸ Health Warning Message ▸ THC/CBD content ▸ Ingredient list ▸ Allergens ▸ Nutrition Facts Table	▸ Standardized cannabis symbol for products containing THC ▸ Health Warning Message ▸ THC/CBD content ▸ Ingredient list ▸ Allergens ▸ Nutrition Facts Table	▸ Standardized cannabis symbol for products containing THC ▸ Health Warning Message ▸ THC/CBD content ▸ Ingredient list ▸ Allergens ▸ Intended Use	▸ Standardized cannabis symbol for products containing THC (on label and directly on the vape cartridge) ▸ Health Warning Message ▸ THC/CBD content ▸ Ingredient list ▸ Allergens ▸ Intended Use	▸ Standardized cannabis symbol for products containing THC ▸ Health Warning Message ▸ THC/CBD content ▸ Ingredient list ▸ Allergens ▸ Intended Use	▸ Standardized cannabis symbol for products containing THC ▸ Health Warning Message ▸ THC/CBD content ▸ Ingredient list ▸ Allergens ▸ Intended use ▸ Directions for use ▸ Warning statement about not swallowing or using on broken skin
OTHER	▸ Must not be appealing to kids ▸ No health or dietary claims ▸ No elements that would associate product with alcoholic beverages or brands of alcohol	▸ Must not be appealing to kids ▸ No health or dietary claims ▸ No elements that would associate product with alcoholic beverages or brands of alcohol	▸ Must not be appealing to kids ▸ No health claims ▸ No elements that would associate product with alcoholic beverages or brands of alcohol	▸ Must not be appealing to kids ▸ No health claims ▸ No elements that would associate product with alcoholic beverages or brands of alcohol	▸ Must not be appealing to kids ▸ No health claims ▸ No elements that would associate product with alcoholic beverages or brands of alcohol	▸ Must not be appealing to kids ▸ No health or cosmetic claims ▸ No elements that would associate product with alcoholic beverages or brands of alcohol

Disclaimer: This is not a complete list of proposed regulatory rules for each class of cannabis. It is also not a complete list of product examples. For more information on the proposed amendments to the *Cannabis Regulations*, please visit **Canada.ca/Cannabis**.

© Her Majesty the Queen in Right of Canada, 2018
Cat.: H14-294/2018E-PDF | ISBN: 978-0-660-28864-2 | Pub.: 180690

Government of Canada | Gouvernement du Canada

Canada

ATTACHMENT 1

CNCL - 124

Government of Canada Gouvernement du Canada

Home → Departments and agencies → Health Canada

Backgrounder: Consultation on the strict regulation of additional cannabis products

From: Health Canada

Backgrounder

December 2018

Health Canada is launching a 60-day public consultation on draft regulations addressing additional cannabis products, namely edible cannabis, cannabis extracts and cannabis topicals.

The draft regulations are designed to better protect the health and safety of Canadians through strict regulatory controls and to enable the legal industry to displace the illegal market. These cannabis products will be permitted for legal sale under the Cannabis Act no later than October 17, 2019.

Stakeholders and Canadians who are interested in participating in the consultation are encouraged to review the draft regulations. This new consultation builds on the extensive consultations conducted by the Task Force on Cannabis Legalization and Regulation. Comments received from this consultation will be carefully reviewed, and the feedback will inform the development of the regulations. The online consultation will be open until February 20, 2019.

Edible cannabis

Draft regulations propose the following:

- Restricting the use of ingredients that could increase the appeal of edible cannabis to young persons, increase the risk of food-borne illness and accidental consumption, and encourage over-consumption.
- Placing a hard cap of 10 mg of THC on the amount of THC that could be in a package of edible cannabis.
- Requiring child-resistant and plain packaging for edible cannabis to lower the risk of accidental ingestion and making packages less appealing to young persons.
    - The label would need to display the standardized cannabis symbol and a health warning message.
    - It would be prohibited to make any claims respecting health benefits or nutrition on the label.
- Putting in place strict new manufacturing controls for the production of edible cannabis products to reduce the risk of food-borne illness; and

- Prohibiting the production of food and edible cannabis in the same facility to ensure the safety and integrity of Canada's food system.

Cannabis extracts

Draft regulations propose the following:

- Restricting the use of certain ingredients that could appeal to young persons, such as sweeteners and colourants, or ingredients that could encourage consumption, such as nicotine.
- Prohibiting certain flavours that are appealing to youth from being displayed on a product label, consistent with rules for other vaping products.
- Placing a hard cap on the amount of THC that could be in a unit of a cannabis extract—such as a capsule—of 10 mg of THC per unit. The total amount of THC in a package would be capped at 1,000 mg (e.g., 100 10-mg capsules).
- Requiring child-resistant and plain packaging for cannabis extracts. All packaging, as well as certain pre-filled accessories, such as a vape pen, would be required to display the standardized cannabis symbol.
- Prohibiting any claims respecting health benefits on the label.
- Putting in place strict new manufacturing controls for the production of cannabis extracts to control the quality of the products.

Cannabis topicals

Draft regulations propose the following:

- Like edible cannabis and cannabis extracts, restrictions would be placed on the types of ingredients that could be added to cannabis topicals.
- A hard cap of 1,000 mg of THC would be placed on each package of a cannabis topical.
- The packaging would need to be child-resistant and display the standardized cannabis symbol and a health warning message.
- Any claims respecting health benefits on the label would be prohibited.

Search for related information by keyword: HE Health and Safety | Health Canada | Canada | Drug and health products | general public | backgrounders

Date modified:

2019-01-10

Government of Canada Gouvernement du Canada

Cannabis health warning messages

Part 1: Health warning messages for cannabis products that are dried cannabis or cannabis accessories that contain dried cannabis

WARNING: Cannabis smoke is harmful. Harmful chemicals found in tobacco smoke are also found in cannabis smoke.

WARNING: Do not use if pregnant or breastfeeding. Using cannabis during pregnancy may harm your baby and result in low birth weight.

WARNING: Do not use if pregnant or breastfeeding. Substances found in cannabis are also found in the breast milk of mothers who use cannabis.

WARNING: Do not drive or operate machinery after using cannabis. More than 4,000 Canadians were injured and 75 died from driving after using cannabis (in 2012).

WARNING: Do not drive or operate machinery after using cannabis. After cannabis use, coordination, reaction time and ability to judge distances are impaired.

WARNING: Cannabis can be addictive. Up to half of people who use cannabis on a daily basis have work, social or health problems from using cannabis.

WARNING: Cannabis can be addictive. 1 in 11 people who use cannabis will become addicted.

WARNING: Cannabis can be addictive. Up to 1 in 2 people who use cannabis daily will become addicted.

WARNING: Regular use of cannabis can increase the risk of psychosis and schizophrenia. Higher THC content can increase the risk of psychosis and schizophrenia.

WARNING: Regular use of cannabis can increase the risk of psychosis and schizophrenia. Higher THC content can lower the age of onset of schizophrenia.

WARNING: Regular use of cannabis can increase the risk of psychosis and schizophrenia. Young people are especially at risk.

WARNING: Adolescents are at greater risk of harms from cannabis. Early and regular use increases the risk of psychosis and schizophrenia.

WARNING: Adolescents are at greater risk of harms from cannabis. Using cannabis as a teenager can increase your risk of becoming addicted.

WARNING: Adolescents are at greater risk of harms from cannabis. 1 in 6 people who start using cannabis in adolescence will become addicted.

Part 2: Health warning messages for all other cannabis products

WARNING: Do not use if pregnant or breastfeeding. Using cannabis during pregnancy may harm your baby and result in low birth weight.

WARNING: Do not use if pregnant or breastfeeding. Substances found in cannabis are also found in the breast milk of mothers who use cannabis.

WARNING: Do not drive or operate machinery after using cannabis. More than 4,000 Canadians were injured and 75 died from driving after using cannabis (in 2012).

WARNING: Do not drive or operate machinery after using cannabis. After cannabis use, coordination, reaction time and ability to judge distances are impaired.

WARNING: Cannabis can be addictive. Up to half of people who use cannabis on a daily basis have work, social or health problems from using cannabis.

WARNING: Cannabis can be addictive. 1 in 11 people who use cannabis will become addicted.

WARNING: Cannabis can be addictive. Up to 1 in 2 people who use cannabis daily will become addicted.

WARNING: Regular use of cannabis can increase the risk of psychosis and schizophrenia. Higher THC content can increase the risk of psychosis and schizophrenia.

WARNING: Regular use of cannabis can increase the risk of psychosis and schizophrenia. Higher THC content can lower the age of onset of schizophrenia.

WARNING: Regular use of cannabis can increase the risk of psychosis and schizophrenia. Young people are especially at risk.

WARNING: Adolescents are at greater risk of harms from cannabis. Early and regular use increases the risk of psychosis and schizophrenia.

WARNING: Adolescents are at greater risk of harms from cannabis. Using cannabis as a teenager can increase your risk of becoming addicted.

WARNING: Adolescents are at greater risk of harms from cannabis. 1 in 6 people who start using cannabis in adolescence will become addicted.

Updates for October 2019

> This document is for informational purposes only and will not be in force until October 17, 2019.

Part 1: All of the cannabis health warning messages in this Part apply to cannabis products of all classes of cannabis listed in Schedule 4 to the *Cannabis Act*, with the exception of cannabis topicals.

WARNING: The smoke from cannabis is harmful. Toxic and carcinogenic chemicals found in tobacco smoke such as polyaromatic hydrocarbons, aromatic amines, and N-heterocyclics are also found in cannabis smoke.

WARNING: Do not use if pregnant or breastfeeding. Substances in cannabis are transferred from the mother to child and can harm your baby.

WARNING: Do not drive or operate heavy equipment after using cannabis. Cannabis can cause drowsiness and impair your ability to concentrate and make quick decisions.

WARNING: Frequent and prolonged use of cannabis containing THC can contribute to mental health problems over time. Daily or near-daily use increases the risk of dependence and may bring on or worsen disorders related to anxiety and depression.

WARNING: Adolescents and young adults are at greater risk of harms from cannabis. Daily or near-daily use over a prolonged period of time can harm brain development and function.

WARNING: The higher the THC content of a product, the more likely you are to experience adverse effects and greater levels of impairment. THC can cause anxiety and impair memory and concentration.

WARNING: It can take up to 4 hours to feel the full effects from eating or drinking cannabis. Consuming more within this time period can result in adverse effects that may require medical attention.

WARNING: The effects from eating or drinking cannabis can be long-lasting. The effects can last between 6 and 12 hours following use.

Part 2: The cannabis health warning message in this Part applies only to cannabis products that are cannabis topicals.

WARNING: Do not swallow or apply internally or to broken, irritated or itching skin. There may be health effects and risks associated with cannabis topicals that are not fully known or understood.

Date modified:
2019-06-14

Cannabis Control and Licensing Act
Provincial Violation Ticket Information

British Columbia

Limitations: Legislation of non-medical cannabis is new in Canada and future case law decisions may impact the way police officers investigate cannabis offences. Future legislative amendments to the *Cannabis Control and Licensing Act* (CCLA) and Cannabis Control Regulation may change the accuracy of this document. This document does not constitute legal advice for police officers.

The Violation Ticket Administration and Fines Regulation, B.C. Reg 89/97 has been amended to include cannabis-related offences in the *Cannabis Control and Licensing Act* (CCLA). The official version of these new CCLA offences are located on the BC Government website:
http://www.bclaws.ca/civix/document/id/oic/oic_cur/0529_2018

Provincial cannabis-related violations tickets can be issued on Form A (the same violation ticket form used for provincial *Motor Vehicle Act* offences under the *Offence Act*). The dispute mechanism for provincial cannabis-related violation tickets will be Judicial Justice Court (i.e., traffic court). The total fine amount listed on the right hand side is the total amount (including victim surcharge) that would be included on the provincial violation ticket.

SECTION	VIOLATION TICKET WORDING	TOTAL FINE AMOUNT
SALES		
15	Unlawful sale of cannabis	$575
SUPPLY		
17	Unlawful supply of cannabis	$575
STORES		
48(a)	Licensee selling cannabis product by self service display	$575
48(b)	Licensee selling cannabis product by dispensing device	$575
49(2)(a)	Licensee or licensee's employee selling cannabis to intoxicated person	$230
49(2)(b)	Licensee or licensee's employee allowing intoxicated person in establishment	$230
49(2)(c)	Licensee or licensee's employee's allowing violent or disorderly conduct in establishment	$230
67	Consume cannabis in retail cannabis store	$230
67	Consume cannabis in government cannabis store	$230
POSSESSION IN PUBLIC		
52(1)(a)	Possess more than 30 g of dried cannabis in public place	$230
52(1)(b)	Possess more than the equivalent to 30 g of dried cannabis in public place	$230
53(1)	Possess more than 4 cannabis plants in a public place	$230
53(3)	Possess budding or flowering cannabis plants in a public place	$230
INTOXICATED PERSONS		
78(1)	Intoxication from cannabis in a public place **Note:** *Intoxicated from cannabis in a public public is also an arrestable offence: CCLA, Section 78*	$115
79	Supply cannabis to intoxicated person	$230
CONSUMPTION IN PUBLIC		
63(1)	Smoke or hold lighted cannabis in or on an outdoor public place	$230
63(1)	Vape cannabis or hold activated cannabis vapour device in or on an outdoor public place	$58
64(1)	Smoke or hold lighted cannabis in indoor public place, workplace or residential common area	$230
64(1)	Vape cannabis or hold activated cannabis vapour device in indoor public place, workplace or residential common area	$58
66(a)	Smoke or hold lighted cannabis at bus stop or similar place	$230
66(a)	Vape cannabis or hold activated cannabis vapour device at bus stop or similar place	$58
66(b)	Smoke or hold lighted cannabis within prescribed distance from bus stop **Note:** *For the purposes of this VT, the prescribed distance is 6m.*	$230
66(b)	Vape cannabis or hold activated cannabis vapour device within prescribed distance from bus stop **Note:** *For the purposes of this VT, the prescribed distance is 6m.*	$58

67	Smoke or hold lighted cannabis on public patio	$230
67	Vape cannabis or hold activated cannabis vapour device on public patio	$58
CONSUMPTION IN RECREATIONAL AREA		
63(3)	Smoke or hold lighted cannabis in prescribed area of park or outdoor recreational area	$230
63(3)	Vape cannabis or hold activated cannabis vapour device in prescribed area of park or outdoor recreational area	$58
CANNABIS IN A NON PUBLIC PLACE		
54(3)	Possess at one location more than the maximum allowable amount of cannabis **Note:** *The maximum allowable amount of 1,000 grams or the equivalent.*	$230
GROWING NON MEDICAL CANNABIS		
56(a)	Grow non-medical cannabis at dwelling house where grower does not ordinarily reside	$230
56(b)(i)	Grow non-medical cannabis at dwelling house licensed to provide specified child care program	$575
56(c)	Grow more than 4 non-medical cannabis plants at dwelling house	$230
56(d)	Grow non-medical cannabis plants at different dwelling houses at the same time	$230
56(e)	Grow more than 4 non-medical cannabis plants at dwelling house where 2 or more adults ordinarily reside **Deemed Contravention Note:** *If 2 or more adults ordinarily reside at the same dwelling house at which more than 4 non-medical cannabis plants are growing and none of the adults is authorized under the Cannabis Act to grow medical cannabis at the dwelling house, each adult is deemed to have committed this offence unless the adult took reasonable steps to prevent the contravention (*CCLA, *sec. 57).*	$230
56(g)	Grow non-medical cannabis that is visible from public place	$230
GROWING MEDICAL CANNABIS		
58(a)	Grow medical cannabis without authorization	$230
58(a)	Grow medical cannabis at unauthorized site	$230
58(b)(i)	Grow medical cannabis at dwelling house licensed to provide specified child care programs	$575
58(c)	Grow more than the authorized number of medical cannabis plants at a site	$230
58(d)	Grow more than the authorized number of medical cannabis plants at dwelling house	$230
58(f)	Grow medical cannabis that is visible from public place	$230
SCHOOL PROPERTY		
61(a)	Consume cannabis in or on school property	$230
67	Consume cannabis in area abutting school property	$230
HEALTH BOARD PROPERTY		
62	Smoke or hold lighted cannabis on health board property	$230
62	Vape cannabis or hold activated cannabis vapour device on health board property	$58
NEAR DOORWAYS WINDOWS AND AIR INTAKES		
64(3)	Smoke or hold lighted cannabis within prescribed distance from doorway, window or air intake. **Note:** *The prescribed distance is 6m*	$230
64(3)	Vape cannabis or hold activated cannabis vapour device within prescribed distance doorway, window or air intake	$58
VEHICLES AND BOATS		
65(1)(a)	Consume cannabis while operating vehicle or boat	$575
65(1)(b)	Consume cannabis in vehicle or boat operated by another person	$230
65(2)	Operate vehicle or boat knowing that another person is smoking or vaping cannabis in it	$230
81(1)(a)	Adult operating vehicle while in personal possession of cannabis contrary to Act **Exception Note:** *An adult can operate a vehicle, whether or not the vehicle is in motion, if the following conditions are met: If the cannabis was produced by a federal producer, is still in the packaging from its purchase by a consumer and the packaging has never been opened; Cannabis is not readily accessible to the driver and any passengers in the vehicle, or There are no more than 4 cannabis plants that are not budding or flowering.(*CCLA, *sec. 81(2).*	$230
81(1)(b)	Adult operating vehicle with cannabis in it contrary to Act **Exception Note:** *An adult can operate a vehicle, whether or not the vehicle is in motion, if the following conditions are met: If the cannabis was produced by a federal producer, is still in the packaging from its purchase by a consumer and the packaging has never been opened; Cannabis is not readily accessible to the driver and any passengers in the vehicle, or There are no more*	$230

	*than 4 cannabis plants that are not budding or flowering.(*CCLA, *sec. 81(2).*	
MINORS		
69(1)	Sell cannabis or cannabis accessory to minor **Note:** *Cannabis accessory is defined as a thing, including rolling papers or wraps, holders, pipes, water pipes, bongs and vaporizers, that is represented to be used in the consumption of cannabis; or a thing that is deemed to be represented to be used in the consumption of cannabis if the thing is sold at the same point of sale as cannabis* (*Cannabis Act*, sec. 2(1) and 2(3)).	$575
69(2)	Supply cannabis or cannabis accessory to minor	$575
69(3)	Allow minor to consume or possess cannabis at place under one's control	$575
70(2)(a)	Authorized person or employee of authorized person allowing minor to enter or be in place where authorized cannabis activities occur	$575
70(5)	Person, other than authorized person or employee of authorized person, allowing minor to take part in cannabis production activities	$575
70(7)(a)	Minor entering or being in place where authorized cannabis activities occur	$230
70(7)(c)	Minor entering or being in government cannabis store	$230
73(1)	Minor possessing cannabis	$230
73(1)	Minor consuming cannabis	$230
73(1)	Minor producing cannabis	$230
73(1)	Minor supplying cannabis	$230
73(1)	Minor selling cannabis	$230
73(1)	Minor purchasing cannabis	$230
73(1)	Minor attempting to purchase cannabis	$230
73(2)	Minor possessing cannabis accessory	$230
73(2)	Minor supplying cannabis accessory	$230
73(2)	Minor making cannabis accessory	$230
73(2)	Minor selling cannabis accessory	$230
73(2)	Minor purchasing cannabis accessory	$230
73(2)	Minor attempting to purchase cannabis accessory	$230
74(1)	Minor operating vehicle with cannabis in it contrary to Act **Exception Note:** *A minor can operate a vehicle, whether or not the vehicle is in motion, with cannabis in the vehicle if there is an adult present who owns the cannabis, the cannabis was produced by a federal producer, is still in the packaging from its purchase by a consumer and the packaging has never been opened; Cannabis is not readily accessible to the driver and any passengers in the vehicle, or there are no more than 4 cannabis plants that are not budding or flowering*	$230
75	Minor presenting false identification	$230

Version 2.3 - EDIV Training Services
2018-10-16

Cannabis Taxation Revenue in British Columbia

Findings with Regard to
Local Government Costs

September 20, 2019

Prepared by the Union of B.C. Municipalities

1. Purpose

The purpose of this document is to provide evidence and recommendations that demonstrate the costs to local government as a result of cannabis legalization; and to outline the case for provincial cannabis revenue sharing with local governments to address incremental short- and long-term costs associated with legalization.

2. UBCM Policy

Last year, UBCM's members unanimously endorsed resolution 2018-SR1, *Cannabis Excise Tax Revenue Sharing with Local Governments* (see attachment). This resolution proposes short- and long-term strategies for cannabis excise tax revenue sharing in British Columbia.

The short-term strategy seeks to adopt a revenue sharing framework that would see the provincial government provide local governments with 40% of projected provincial cannabis excise tax revenue over the first two years of legalization. Any excess revenue would be shared 50-50 between the Province and B.C. local governments. Excise tax revenue would be distributed to BC local governments on a per capita basis, with all municipalities and regional districts receiving a minimum of $10,000 regardless of population.

The long-term strategy proposes developing a permanent agreement that either extends the short-term framework; or increases the provincial sales tax on cannabis from 7% to not more than 10% with a commitment of this portion to local governments in place of excise tax revenue sharing.

The overall objective is to provide predictable revenue for local governments to use in addressing their incremental cannabis-related costs. These strategies are guided by a principled approach designed to ensure local governments receive sufficient tax revenue to recover all costs associated with legalization, and that all remaining net revenue (after provincial costs are addressed) be shared between local governments and the Province.

3. Survey of Local Government Costs

The tracking of incremental costs has been of interest to provincial governments, including British Columbia. The Province has sought evidence to support the assertion that local governments will incur tangible one-time and ongoing costs related to cannabis legalization. UBCM developed a survey (see attachment) for local governments to quantify their incremental expenditures. The intent is to use

the data obtained through this survey to inform ongoing discussions regarding the appropriate sharing of cannabis excise tax revenue.

Between May and August 2019, UBCM received responses from 34 communities, representing 44% of British Columbia's population. The respondents were evenly distributed among regions, community sizes, and types of permitted retail. Survey results also show a number of clear findings, including but not limited to:

1) Source of Local Costs: Results show that over the first three years, almost 90% of all reported incremental local government costs can be attributed to:
    - Municipal Administration and Support (19%)
    - Local Government Enforcement (19%)
    - Planning / Zoning (19%)
    - Policing (33%)

2) Cost Distribution: Local governments that permit non-medical cannabis retail operations within their boundaries are reporting significantly higher incremental costs (especially related to policing) than those that do not.

3) Overall Costs: An extrapolation of the three-year total reported incremental cost of $15.9 million (using 44% of the population) would equate to $36.2 million for an average of approximately $12.1 million per year in incremental costs to BC local governments. This represents 31.2% of the Province's most recent cannabis excise tax revenue projection for the first three years of legalization.

4. Cannabis Excise Tax Agreements

The two-year Federal-Provincial-Territorial Agreement on Cannabis Taxation will expire in the coming months. This Agreement was concluded after the federal government increased the provincial share of excise tax revenue by 25% in recognition of the costs and responsibilities that would be assumed by local governments.

It is UBCM's understanding that the federal government will seek to ensure that its expectation that excise tax revenue be shared with local governments is met under a new agreement. Along with the Federation of Canadian Municipalities (FCM), UBCM is supportive of a new agreement that provides predictable funding for local governments.

Thus far, three provinces (Ontario, Québec and Alberta) have committed to transferring cannabis taxation revenue to local governments. The Ontario excise tax transfer framework sees 40% of the Province's projected cannabis excise tax

revenue ($40 million) allocated to Ontario local governments. The majority of this revenue has been distributed to local governments that agreed to host non-medical cannabis retail operations.

While UBCM understands the excise tax revenue realized by B.C. thus far is significantly less than was originally expected, that should not be a barrier to an agreement that acknowledges that, a) both orders of government are incurring costs that should be offset by excise tax revenues; and, b) the intent of the federal government when it increased the provincial share of the excise tax by 25%. The retail market is still in its infancy, and the introduction of more retail outlets combined with the emerging legalized market for edibles, extracts and topicals will increase excise tax revenue.

5. Recommendations

At the 2017 UBCM Convention, the Province announced the formation of a joint working group with UBCM on cannabis legalization. This process has been an unequivocal success, and has contributed to the successful implementation of BC's cannabis system. Together, we have collaboratively addressed numerous key issues as part of the process to implement a province-wide system. An outstanding issue that requires our immediate attention is that of revenue sharing.

Based on findings from UBCM's cannabis cost survey, policy (through endorsed resolutions), and developments throughout Canada, UBCM recommends that the Ministry of Finance transfer a portion of cannabis taxation revenue to local governments, with consideration towards the following:

- Short- and long-term options contained within UBCM's endorsed policy (resolution 2018-SR1);
- Findings from UBCM's cannabis cost survey, including the primary sources of incremental local government costs related to the legalization of non-medical cannabis; and,
- Expectations from federal and local orders of government that local governments be compensated for incremental costs and responsibilities related to the legalization of cannabis.

6. Concluding Remarks

UBCM would like to thank Minister of Finance, Carole James, for the opportunity to meet. We also appreciate previous opportunities to discuss this issue, and hope we can once again collaborate to reach a positive solution.

SR1 Cannabis Excise Tax Revenue Sharing with Local Governments

Whereas the Government of Canada intends to legalize non-medical cannabis on October 17, 2018; and has taken the following actions regarding cannabis excise tax revenue sharing:

- agreed to the Federal-Provincial-Territorial Agreement on Cannabis Taxation, which provides for the federal transfer of cannabis excise tax revenue to provinces and territories; and,
- increased the percentage of cannabis taxation revenue to be transferred to provinces and territories in order to help local governments manage impacts associated with the legalization of non-medical cannabis.

And whereas in the absence of fulsome data the Union of BC Municipalities (UBCM) Executive has endorsed:

- a principled approach to guide the negotiation of a cannabis excise tax revenue sharing agreement with the Government of British Columbia:
  1) Cannabis legalization should not result in additional local government funding by property taxpayers.
  2) Local governments should be reimbursed for costs associated with the implementation of legalized cannabis.
  3) Local governments should be reimbursed for any additional policing costs resulting from cannabis legalization.
  4) Remaining excise tax revenue (after taking out expenses incurred as part of principles 1-3, and the federal share) should be shared between the Province of BC and local governments.

- a short- and long-term cannabis excise tax revenue sharing strategy, which among other things seeks to adopt the Ontario cannabis excise tax sharing model as the framework for determining an agreement in British Columbia.

Therefore be it resolved that UBCM advance its short- and long-term strategy for cannabis excise tax revenue sharing to the Province of British Columbia for the purpose of negotiating a provincial-local government revenue sharing agreement.

Resolutions Committee Comments:
The Resolutions Committee advises that the UBCM membership has not previously endorsed a resolution requesting that provincial and local governments negotiate a cannabis excise tax distribution framework.

However, the UBCM membership has endorsed several resolutions related to the equitable distribution of cannabis taxation revenue, including resolutions 2017-LR1 and 2016-A3.

In response to resolution 2017-SR1, the Province cited the current work of the Joint Provincial-Local Government Committee on Cannabis Regulation (JCCR), and committed to working with

local governments to address issues such as revenue sharing, and costs experienced by local governments as a result of cannabis legalization.

In response to resolution 2016-A3, the Provincial Government noted that the issue of cannabis taxation would be addressed after the regulatory framework was completed; and that any transfer of taxation revenue to local governments must first consider the Province's need to fund the regulatory framework and essential services impacted by cannabis.

UBCM STRATEGY PART 1: Short-Term Recommendations

- That UBCM adopt the Ontario model as the framework for determining a revenue sharing agreement with the BC Ministry of Finance.
- And that UBCM adopt the following negotiating position that parallels the Ontario agreement:
  - 2-year agreement;
  - 40% ($50 million) of the projected provincial excise tax revenue is provided to BC local governments;
  - 50% of the local share ($25 million) is provided up-front upon formalization of the agreement, with the other 50% provided one year later;
  - Any revenue in excess of the projected $125 million provincial projection is to be shared 50-50 between the Province and BC local governments.
  - This revenue shall not be reduced (i.e. clawed back) for any reason.
  - Excise tax revenue will be distributed to BC local governments on a per capita basis.
  - Municipalities and regional districts will receive a minimum of $10,000 regardless of population.
  - A process will be developed, with oversight by the JCCR, for tracking of costs on an ongoing basis.

UBCM STRATEGY PART 2: Long-Term Recommendations

- That UBCM and the Province work cooperatively to develop an agreement (beyond year two of legalization) that will explore the following options:
  - A) Continue with the framework used for the first 2 years, particularly if projected costs and revenues are within a reasonable variance from the original projection; OR
  - B) Determine the potential to increase the provincial sales tax on cannabis from 7% to not more than 10% with a commitment of this portion to local governments in place of excise sales tax revenue sharing.
- And that consideration be given to development of a reporting template for cannabis related incremental costs as part of the Local Government Division's annual financial reporting process.
- And that the final cannabis excise tax revenue sharing agreement provide certainty for BC local governments, and therefore, not be deemed a provincial grant, whether conditional or unconditional.
- And that revenues received by local governments in excess of reported incremental costs be approved for projects/expenditures that are dedicated to improving community health, which may include programs as well as infrastructure (the objective being to provide tangible benefit for the community as a positive outcome of legalized non-medical cannabis).

The Province of Ontario has agreed in principle to provide its local governments with $40 million in cannabis excise tax revenue over 2 years, representing 40% of the projected provincial cannabis excise tax revenue ($100 million over 2 years).

The JCCR provides a forum for local governments to share their experiences and knowledge, and discuss issues of interest or concern with the Cannabis Legalization and Regulation Secretariat. Since October 2017, local governments and the Province have worked collaboratively to develop a BC framework for non-medical cannabis legalization.

See also resolutions 5.07, 6.03, 6.05, 6.13

	Local Government	Type of LG	Region	Retail	Population	2018 Capital	2018 Oper-1Time	2018 Operat-Ong	2019 Capital	2019 Oper-1Time	2019 Operat-Ong	2020 Capital	2020 Oper-1Time	2020 Operat-Ong	TOTAL
1	Fraser-Fort George	Regional District	NCLGA	None	15,000 - 49,999	$0.00	$6,200.00	$10,475.00	$0.00	$6,200.00	$9,240.00	$0.00	$6,200.00	$9,240.00	**$47,555.00**
2	North Vancouver	City	LMLGA	Both	50,000 - 99,999	$0.00	$74,900.00	$100.00	$0.00	$19,000.00	$5,400.00	$0.00	$8,100.00	$4,700.00	**$112,200.00**
3	Kent	District	LMLGA	None	5,000 - 14,999	$0.00	$0.00	$0.00	$0.00	$0.00	$371,800.00	$0.00	$0.00	$379,200.00	**$751,000.00**
4	Prince George	City	NCLGA	Both	50,000 - 99,999	$0.00	$112,147.00	$53,676.00	$0.00	$10,000.00	$97,753.00	$54,000.00	$10,000.00	$125,797.00	**$463,373.00**
5	Pitt Meadows	City	LMLGA	None	15,000 - 49,999	$0.00	$10,000.00	$0.00	$0.00	$10,000.00	$0.00	$50,000.00	$0.00	$0.00	**$70,000.00**
6	Kamloops	City	5ILGA	Both	50,000 - 99,999	$12,000.00	$55,700.00	$112,900.00	$0.00	$2,000.00	$47,800.00	$0.00	$2,000.00	$47,800.00	**$280,200.00**
7	Fort St. John	City	NCLGA	Both	15,000 - 49,999	$21,474.00	$3,880.00	$20,320.00	$30,616.00	$0.00	$61,627.00	$107,048.00	$60,000.00	$71,017.00	**$375,982.00**
8	Alberni-Clayoquot	Regional District	AVICC	Both	5,000 - 14,999	$0.00	$0.00	$26,000.00	$0.00	$0.00	$44,500.00	$0.00	$0.00	$44,500.00	**$115,000.00**
9	East Kootenay	Regional District	AKBLG	Private	15,000 - 49,999	$0.00	$500.00	$0.00	$0.00	$500.00	$0.00	$0.00	$0.00	$0.00	**$1,000.00**
10	Abbotsford	City	LMLGA	Public	Over 100,000	$0.00	$63,131.90	$0.00	$0.00	$124,192.38	$0.00	$0.00	$90,398.00	$0.00	**$277,722.28**
11	Cranbrook	City	AKBLG	Private	15,000 - 49,999	$0.00	$0.00	$5,840.00	$0.00	$0.00	$4,680.00	$0.00	$0.00	$0.00	**$10,520.00**
12	Armstrong	City	5ILGA	None	5,000 - 14,999	$0.00	$0.00	$2,000.00	$0.00	$5,000.00	$3,500.00	$0.00	$0.00	$3,500.00	**$14,000.00**
13	Enderby	City	5ILGA	Private	Under 5,000	$0.00	$18,506.30	$0.00	$0.00	$1,642.00	$5,357.00	$0.00	$0.00	$5,364.14	**$30,869.44**
14	Comox Valley	Regional District	AVICC	None	15,000 - 49,999	$0.00	$49,527.00	$0.00	$0.00	$0.00	$11,799.00	$0.00	$0.00	$11,762.00	**$73,088.00**
15	Richmond	City	LMLGA	None	Over 100,000	$317,500.00	$228,423.00	$440,231.00	$79,400.00	$53,369.00	$492,237.00	$32,900.00	$45,563.00	$503,955.00	**$2,193,578.00**
16	Creston	Town	AKBLG	Private	5,000 - 14,999	$0.00	$25,900.00	$10,000.00	$0.00	$20,000.00	$15,000.00	$0.00	$0.00	$15,000.00	**$85,900.00**
17	North Okanagan	Regional District	5ILGA	None	15,000 - 49,999	$0.00	$55,443.96	$0.00	$0.00	$32,285.17	$0.00	$0.00	$0.00	$0.00	**$87,729.13**
18	Chilliwack	City	LMLGA	Both	50,000 - 99,999	$0.00	$13,000.00	$0.00	$0.00	$61,000.00	$26,000.00	$0.00	$60,000.00	$105,000.00	**$265,000.00**
19	Coquitlam	City	LMLGA	None	Over 100,000	$0.00	$252,000.00	$0.00	$0.00	$118,300.00	$0.00	$0.00	$1,171,300.00	$0.00	**$1,541,600.00**
20	Burnaby	City	LMLGA	Public	Over 100,000	$0.00	$0.00	$41,750.00	$0.00	$0.00	$72,480.00	$0.00	$0.00	$76,210.00	**$190,440.00**
21	Queen Charlotte	Village	AVICC	Public	Under 5,000	$0.00	$2,350.00	$0.00	$0.00	$1,750.00	$0.00	$0.00	$500.00	$0.00	**$4,600.00**
22	Vancouver	City	LMLGA	Both	Over 100,000	$43,000.00	$265,500.00	$1,301,000.00	$24,500.00	$377,000.00	$1,428,200.00	$45,500.00	$930,000.00	$3,167,300.00	**$7,582,000.00**
23	Vanderhoof	District	NCLGA	Public	Under 5,000	$0.00	$2,400.00	$0.00	$0.00	$2,750.38	$600.00	$0.00	$0.00	$400.00	**$6,150.38**
24	North Cowichan	District	AVICC	Both	15,000 - 49,999	$4,000.00	$15,000.00	$49,294.00	$0.00	$15,000.00	$49,294.00	$0.00	$5,000.00	$48,294.00	**$185,882.00**
25	qathet	Regional District	AVICC	Both	5,000 - 14,999	$0.00	$15,230.00	$0.00	$0.00	$18,577.00	$0.00	$0.00	$0.00	$7,670.00	**$41,477.00**
26	Victoria	City	AVICC	Private	50,000 - 99,999	$0.00	$341,000.00	$113,000.00	$0.00	$0.00	$39,000.00	$0.00	$0.00	$30,000.00	**$523,000.00**
27	Invermere	District	AKBLG	Private	Under 5,000	$0.00	$9,745.00	$1,350.00	$0.00	$7,000.00	$1,350.00	$0.00	$3,000.00	$1,400.00	**$23,845.00**
28	Tofino	District	AVICC	Private	Under 5,000	$6,365.00	$12,470.67	$0.00	$1,260.32	$8,565.59	$0.00	$545.80	$6,419.97	$0.00	**$35,627.35**
29	Montrose	Village	AKBLG	None	Under 5,000	$0.00	$2,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	**$2,000.00**
30	Langley	City	LMLGA	None	15,000 - 49,999	$0.00	$11,000.00	$7,200.00	$0.00	$0.00	$5,200.00	$0.00	$0.00	$5,200.00	**$28,600.00**
31	Valemount	Village	NCLGA	Both	Under 5,000	$0.00	$0.00	$0.00	$85.00	$5,650.00	$1,000.00	$0.00	$0.00	$800.00	**$7,535.00**
32	New Westminster	City	LMLGA	Both	50,000 - 99,999	$25,550.00	$59,275.00	$25,250.00	$28,500.00	$32,090.00	$23,900.00	$0.00	$31,950.00	$23,900.00	**$250,415.00**
33	Nelson	City	AKBLG	Private	5,000 - 14,999	$30,000.00	$109,034.00	$0.00	$0.00	$0.00	$38,880.00	$0.00	$0.00	$38,880.00	**$216,794.00**
34	View Royal	Town	AVICC	None	5,000 - 14,999	$0.00	$8,225.00	$2,500.00	$0.00	$14,000.00	$3,500.00	$0.00	$7,500.00	$3,000.00	**$38,725.00**
					TOTAL	**$459,889.00**	**$1,822,488.83**	**$2,222,886.00**	**$164,361.32**	**$945,871.52**	**$2,860,097.00**	**$289,993.80**	**$2,437,930.97**	**$4,729,889.14**	**$15,933,407.58**
					AVG	$13,526.15	$53,602.61	$65,379.00	$4,834.16	$27,819.75	$84,120.50	$8,529.23	$71,703.85	$139,114.39	$468,629.63
					TOTAL AVG		$132,507.76			$116,774.41			$219,347.47		
					% of Total Costs	2.89%	11.44%	13.95%	1.03%	5.94%	17.95%	1.82%	15.30%	29.69%	
					% of Yearly Costs	10.21%	40.45%	49.34%	4.14%	23.82%	72.04%	3.89%	32.69%	63.42%	

	Local Government	Type of LG	Region	Retail	Population	General Government		Develop. Serv.	Hlth, Soc., Hous.	Protective Services			Solid Waste	Trans. & Transit	Airport Services	Other
						Mun Admin & S	HR / Lab. Rel.	Plan. / Zon.	Housing	Enforcement	Fire & Emerg.	Policing	Solid Waste	Transit	Airport Serv.	Specify
1	Fraser-Fort George	Regional District	NCLGA	None	15,000 - 49,999	$0.00	$0.00	$23,555.00	$0.00	$24,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2	North Vancouver	City	LMLGA	Both	50,000 - 99,999	$4,100.00	$0.00	$10,000.00	$0.00	$71,300.00	$26,800.00	$0.00	$0.00	$0.00	$0.00	$0.00
3	Kent	District	LMLGA	None	5,000 - 14,999	$289,000.00	$0.00	$218,000.00	$0.00	$241,000.00	$0.00	$0.00	$3,000.00	$0.00	$0.00	$0.00
4	Prince George	City	NCLGA	Both	50,000 - 99,999	$10,000.00	$27,304.00	$33,000.00	$0.00	$64,363.00	$0.00	$328,706.00	$0.00	$0.00	$0.00	$0.00
5	Pitt Meadows	City	LMLGA	None	15,000 - 49,999	$70,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
6	Kamloops	City	SILGA	Both	50,000 - 99,999	$0.00	$0.00	$236,200.00	$0.00	$0.00	$0.00	$44,000.00	$0.00	$0.00	$0.00	$0.00
7	Fort St. John	City	NCLGA	Both	15,000 - 49,999	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$375,982.00	$0.00	$0.00	$0.00	$0.00
8	Alberni-Clayoquot	Regional District	AVICC	Both	5,000 - 14,999	$24,000.00	$0.00	$91,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
9	East Kootenay	Regional District	AKBLG	Private	15,000 - 49,999	$0.00	$0.00	$1,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
10	Abbotsford	City	LMLGA	Public	Over 100,000	$13,328.00	$1,000.00	$76,490.00	$0.00	$6,500.00	$5,500.00	$40,108.00	$0.00	$0.00	$0.00	$134,796.28
11	Cranbrook	City	AKBLG	Private	15,000 - 49,999	$2,400.00	$0.00	$7,700.00	$0.00	$0.00	$210.00	$210.00	$0.00	$0.00	$0.00	$0.00
12	Armstrong	City	SILGA	None	5,000 - 14,999	$3,000.00	$0.00	$11,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
13	Enderby	City	SILGA	Private	Under 5,000	$4,253.44	$1,642.00	$14,974.00	$0.00	$10,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
14	Comox Valley	Regional District	AVICC	None	15,000 - 49,999	$6,330.00	$19,192.00	$34,192.00	$0.00	$7,130.00	$954.00	$0.00	$990.00	$0.00	$0.00	$4,300.00
15	Richmond	City	LMLGA	None	Over 100,000	$67,000.00	$0.00	$131,597.00	$0.00	$299,916.00	$932,176.00	$597,087.00	$148,002.00	$0.00	$0.00	$17,800.00
16	Creston	Town	AKBLG	Private	5,000 - 14,999	$15,000.00	$25,000.00	$35,900.00	$0.00	$10,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
17	North Okanagan	Regional District	SILGA	None	15,000 - 49,999	$0.00	$0.00	$87,729.13	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
18	Chilliwack	City	LMLGA	Both	50,000 - 99,999	$0.00	$1,000.00	$133,000.00	$0.00	$131,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
19	Coquitlam	City	LMLGA	None	Over 100,000	$29,000.00	$0.00	$904,000.00	$0.00	$459,000.00	$300.00	$149,300.00	$0.00	$0.00	$0.00	$0.00
20	Burnaby	City	LMLGA	Public	Over 100,000	$17,500.00	$17,500.00	$66,040.00	$0.00	$22,350.00	$22,350.00	$22,350.00	$22,350.00	$0.00	$0.00	$0.00
21	Queen Charlotte	Village	AVICC	Public	Under 5,000	$750.00	$0.00	$1,100.00	$0.00	$750.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000.00
22	Vancouver	City	LMLGA	Both	Over 100,000	$2,193,500.00	$274,700.00	$361,800.00	$0.00	$1,488,000.00	$41,000.00	$3,223,000.00	$0.00	$0.00	$0.00	$0.00
23	Vanderhoof	District	NCLGA	Public	Under 5,000	$3,500.00	$0.00	$900.00	$0.00	$400.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,350.38
24	North Cowichan	District	AVICC	Both	15,000 - 49,999	$18,000.00	$0.00	$22,000.00	$0.00	$4,500.00	$0.00	$141,382.00	$0.00	$0.00	$0.00	$0.00
25	qathet	Regional District	AVICC	Both	5,000 - 14,999	$19,423.00	$0.00	$22,054.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
26	Victoria	City	AVICC	Private	50,000 - 99,999	$94,000.00	$0.00	$135,000.00	$0.00	$138,000.00	$0.00	$156,000.00	$0.00	$0.00	$0.00	$0.00
27	Invermere	District	AKBLG	Private	Under 5,000	$3,270.00	$9,000.00	$9,375.00	$0.00	$600.00	$600.00	$0.00	$0.00	$0.00	$0.00	$1,000.00
28	Tofino	District	AVICC	Private	Under 5,000	$24,064.88	$0.00	$11,562.47	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
29	Montrose	Village	AKBLG	None	Under 5,000	$1,800.00	$0.00	$200.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
30	Langley	City	LMLGA	None	15,000 - 49,999	$4,000.00	$0.00	$24,600.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
31	Valemount	Village	NCLGA	Both	Under 5,000	$3,400.00	$0.00	$4,135.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
32	New Westminster	City	LMLGA	Both	50,000 - 99,999	$0.00	$5,615.00	$218,450.00	$0.00	$25,800.00	$0.00	$0.00	$550.00	$0.00	$0.00	$0.00
33	Nelson	City	AKBLG	Private	5,000 - 14,999	$4,000.00	$0.00	$72,594.00	$0.00	$15,000.00	$0.00	$125,200.00	$0.00	$0.00	$0.00	$0.00
34	View Royal	Town	AVICC	None	5,000 - 14,999	$0.00	$0.00	$38,725.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
					TOTAL	$2,924,619.32	$381,953.00	$3,037,872.60	$0.00	$3,019,609.00	$1,029,890.00	$5,203,325.00	$174,892.00	$0.00	$0.00	$161,246.66
					AVG	$86,018.22	$11,233.91	$89,349.19	$0.00	$88,812.03	$30,290.88	$153,038.97	$5,143.88	$0.00	$0.00	$4,742.55
					% of Total Costs	18.36%	2.40%	19.07%	0.00%	18.95%	6.46%	32.66%	1.10%	0.00%	0.00%	1.01%

ONLY THOSE WHO PERMIT RETAIL

	Local Government	Type of LG	Region	Retail	Population	General Government		Develop. Serv.	Hlth, Soc., Hous.	Protective Services			Solid Waste	Trans. & Transit	Airport Services	Other
						Mun Admin & S	HR / Lab. Rel.	Plan. / Zon.	Housing	Enforcement	Fire & Emerg.	Policing	Solid Waste	Transit	Airport Serv.	Specify
2	North Vancouver	City	LMLGA	Both	50,000 - 99,999	$4,100.00	$0.00	$10,000.00	$0.00	$71,300.00	$26,800.00	$0.00	$0.00	$0.00	$0.00	$0.00
4	Prince George	City	NCLGA	Both	50,000 - 99,999	$10,000.00	$27,304.00	$33,000.00	$0.00	$64,363.00	$0.00	$328,706.00	$0.00	$0.00	$0.00	$0.00
6	Kamloops	City	SILGA	Both	50,000 - 99,999	$0.00	$0.00	$236,200.00	$0.00	$0.00	$0.00	$44,000.00	$0.00	$0.00	$0.00	$0.00
7	Fort St. John	City	NCLGA	Both	15,000 - 49,999	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$375,982.00	$0.00	$0.00	$0.00	$0.00
8	Alberni-Clayoquot	Regional District	AVICC	Both	5,000 - 14,999	$24,000.00	$0.00	$91,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
9	East Kootenay	Regional District	AKBLG	Private	15,000 - 49,999	$0.00	$0.00	$1,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
10	Abbotsford	City	LMLGA	Public	Over 100,000	$13,328.00	$1,000.00	$76,490.00	$0.00	$6,500.00	$5,500.00	$40,108.00	$0.00	$0.00	$0.00	$134,796.28
11	Cranbrook	City	AKBLG	Private	15,000 - 49,999	$2,400.00	$0.00	$7,700.00	$0.00	$0.00	$210.00	$210.00	$0.00	$0.00	$0.00	$0.00
13	Enderby	City	SILGA	Private	Under 5,000	$4,253.44	$1,642.00	$14,974.00	$0.00	$10,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
16	Creston	Town	AKBLG	Private	5,000 - 14,999	$15,000.00	$25,000.00	$35,900.00	$0.00	$10,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
18	Chilliwack	City	LMLGA	Both	50,000 - 99,999	$0.00	$1,000.00	$133,000.00	$0.00	$131,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
20	Burnaby	City	LMLGA	Public	Over 100,000	$17,500.00	$17,500.00	$66,040.00	$0.00	$22,350.00	$22,350.00	$22,350.00	$22,350.00	$0.00	$0.00	$0.00
21	Queen Charlotte	Village	AVICC	Public	Under 5,000	$750.00	$0.00	$1,100.00	$0.00	$750.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000.00
22	Vancouver	City	LMLGA	Both	Over 100,000	$2,193,500.00	$274,700.00	$361,800.00	$0.00	$1,488,000.00	$41,000.00	$3,223,000.00	$0.00	$0.00	$0.00	$0.00
23	Vanderhoof	District	NCLGA	Public	Under 5,000	$3,500.00	$0.00	$900.00	$0.00	$400.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,350.38
24	North Cowichan	District	AVICC	Both	15,000 - 49,999	$18,000.00	$0.00	$22,000.00	$0.00	$4,500.00	$0.00	$141,382.00	$0.00	$0.00	$0.00	$0.00
25	qathet	Regional District	AVICC	Both	5,000 - 14,999	$19,423.00	$0.00	$22,054.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
26	Victoria	City	AVICC	Private	50,000 - 99,999	$94,000.00	$0.00	$135,000.00	$0.00	$138,000.00	$0.00	$156,000.00	$0.00	$0.00	$0.00	$0.00
27	Invermere	District	AKBLG	Private	Under 5,000	$3,270.00	$9,000.00	$9,375.00	$0.00	$600.00	$600.00	$0.00	$0.00	$0.00	$0.00	$1,000.00
28	Tofino	District	AVICC	Private	Under 5,000	$24,064.88	$0.00	$11,562.47	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
31	Valemount	Village	NCLGA	Both	Under 5,000	$3,400.00	$0.00	$4,135.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
32	New Westminster	City	LMLGA	Both	50,000 - 99,999	$0.00	$5,615.00	$218,450.00	$0.00	$25,800.00	$0.00	$0.00	$550.00	$0.00	$0.00	$0.00
33	Nelson	City	AKBLG	Private	5,000 - 14,999	$4,000.00	$0.00	$72,594.00	$0.00	$15,000.00	$0.00	$125,200.00	$0.00	$0.00	$0.00	$0.00
					TOTAL	$2,454,489.32	$362,761.00	$1,564,274.47	$0.00	$1,988,563.00	$96,460.00	$4,456,938.00	$22,900.00	$0.00	$0.00	$139,146.66
					AVG	$106,716.93	$15,772.22	$68,011.93	$0.00	$86,459.26	$4,193.91	$193,779.91	$995.65	$0.00	$0.00	$6,049.85
					% of Total Costs	22.14%	3.27%	14.11%	0.00%	17.94%	0.87%	40.20%	0.21%	0.00%	0.00%	1.26%

THOSE WHO DO NOT PERMIT RETAIL

						General Government		Develop. Serv.	Hlth, Soc., Hous.	Protective Services			Solid Waste	Trans. & Transit	Airport Services	Other
	Local Government	Type of LG	Region	Retail	Population	Mun Admin & S	HR / Lab. Rel.	Plan. / Zon.	Housing	Enforcement	Fire & Emerg.	Policing	Solid Waste	Transit	Airport Serv.	Specify
1	Fraser-Fort George	Regional District	NCLGA	None	15,000 - 49,999	$0.00	$0.00	$23,555.00	$0.00	$24,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3	Kent	District	LMLGA	None	5,000 - 14,999	$289,000.00	$0.00	$218,000.00	$0.00	$241,000.00	$0.00	$0.00	$3,000.00	$0.00	$0.00	$0.00
5	Pitt Meadows	City	LMLGA	None	15,000 - 49,999	$70,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
12	Armstrong	City	SILGA	None	5,000 - 14,999	$3,000.00	$0.00	$11,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
14	Comox Valley	Regional District	AVICC	None	15,000 - 49,999	$6,330.00	$19,192.00	$34,192.00	$0.00	$7,130.00	$954.00	$0.00	$990.00	$0.00	$0.00	$4,300.00
15	Richmond	City	LMLGA	None	Over 100,000	$67,000.00	$0.00	$131,597.00	$0.00	$299,916.00	$932,176.00	$597,087.00	$148,002.00	$0.00	$0.00	$17,800.00
17	North Okanagan	Regional District	SILGA	None	15,000 - 49,999	$0.00	$0.00	$87,729.13	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
19	Coquitlam	City	LMLGA	None	Over 100,000	$29,000.00	$0.00	$904,000.00	$0.00	$459,000.00	$300.00	$149,300.00	$0.00	$0.00	$0.00	$0.00
29	Montrose	Village	AKBLG	None	Under 5,000	$1,800.00	$0.00	$200.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
30	Langley	City	LMLGA	None	15,000 - 49,999	$4,000.00	$0.00	$24,600.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
34	View Royal	Town	AVICC	None	5,000 - 14,999	$0.00	$0.00	$38,725.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
					TOTAL	**$470,130.00**	**$19,192.00**	**$1,473,598.13**	**$0.00**	**$1,031,046.00**	**$933,430.00**	**$746,387.00**	**$151,992.00**	**$0.00**	**$0.00**	**$22,100.00**
					AVG	$42,739.09	$564.47	$43,341.12	$0.00	$30,324.88	$27,453.82	$21,952.56	$4,470.35	$0.00	$0.00	$650.00
					% of Total Costs	9.70%	0.40%	30.40%	0.00%	21.27%	19.25%	15.40%	3.14%	0.00%	0.00%	0.46%

UNION OF BRITISH COLUMBIA MUNICIPALITIES
INCREMENTAL COSTS ASSOCIATED WITH CANNABIS LEGALIZATION
FOR THE YEARS 2018 - 2020

PLEASE SEND COMPLETED SURVEYS TO BSIHOTA@UBCM.CA

NAME OF LOCAL GOVERNMENT:
POPULATION:
RETAIL STORES APPROVAL:

SERVICE AREA	2018			2019			2020			TOTALS 2018 - 2020		
	CAPITAL COSTS	OPERATING COSTS		CAPITAL COSTS	OPERATING COSTS		CAPITAL COSTS	OPERATING COSTS		CAPITAL COSTS	OPERATING COSTS	
		ONE-TIME	ONGOING		ONE-TIME	ONGOING		ONE-TIME	ONGOING		ONE-TIME	ONGOING
GENERAL GOVERNMENT												
Municipal Admin and Support										-	-	-
Human Resources/Labour Relations										-	-	-
DEVELOPMENT SERVICES												
Planning / Zoning										-	-	-
HEALTH, SOCIAL AND HOUSING												
Housing										-	-	-
PROTECTIVE SERVICES												
Enforcement Services										-	-	-
Fire and Emergency Services										-	-	-
Policing										-	-	-
SOLID WASTE										-	-	-
TRANSPORTATION AND TRANSIT												
Transit										-	-	-
										-	-	-
AIRPORT SERVICES										-	-	-
OTHER SERVICES												
Add Service Area Here										-	-	-
Add Service Area Here										-	-	-
Add Service Area Here										-	-	-
Add Service Area Here										-	-	-
TOTALS	-	-	-	-	-	-	-	-	-	-	-	-

TOTAL 2018 - | TOTAL 2019 - | TOTAL 2020 - | TOTAL 2018-2020 -

City of Richmond

Report to Committee

To:	General Purposes Committee	**Date:**	October 8, 2019
From:	Kim Somerville Director, Community Social Development	**File:**	07-3000-01/2019-Vol 01
Re:	**Youth City Council**		

Staff Recommendation

That the Youth Civic Engagement Program (Option 1) as described in the staff report titled "Youth City Council," dated October 8, 2019, from the Director, Community Social Development be approved.

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

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
City Clerk	☑	
Recreation and Sport Services	☑	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	**INITIALS:** CJ	**APPROVED BY CAO**

6236478

Staff Report

Origin

On June 10, 2019, a group of Richmond students delegated to City Council requesting that a Youth City Council be instituted (Attachment 1) resulting in the following referral to staff:

> *That staff analyse the proposed implementation of a Richmond Youth Council and provide recommendations.*

This report responds to the referral by providing detailed program and funding options for youth civic engagement opportunities.

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

> *8.1 Increased opportunities for public engagement*

This report also supports the following actions defined in the Youth Service Plan 2015–2020 Theme 2: Youth Engagement, Leadership and Empowerment:

- *2.2 Increase the number of (and access to) meaningful youth volunteer opportunities in civic and community based programs and activities.*
- *2.3 Provide leadership skills development programs that are specifically designed for youth.*

Analysis

Background

The City, its partners and community organizations, have a long history of providing opportunities for youth civic engagement in Richmond. In 1991, the City of Richmond Parks and Leisure Services Department initiated a Youth Council for youth ages 12–18 years that focussed specifically on events (e.g. Halloween fireworks). After one year, the youth participating shifted their focus from events to issues and proposed to expand the Youth Council's scope. In 1992, City Council endorsed the development of a Richmond Youth Advisory Council to provide opinions and recommendations from a youth perspective to City Council. The Richmond Youth Advisory Council existed from 1992–2003.

Youth Services Delivery Model

Recently, the City embarked on an internal review of the City's Youth Services Section that identified the need to focus on a more inclusive program and service delivery model for all youth. The revised Youth Services program and service delivery framework is consistent with the City's 2015–2020 Youth Service Plan and focusses on four key areas: Engagement; Partnerships; Programs and Events; and Training and Education. Creating and implementing refreshed programs and services that focus on opportunities to develop youth's capacity and

connection to their peers and community along with enhancing volunteering opportunities, employment and civic engagement opportunities is the priority. Staff are currently launching the new Youth Services programs and initiatives to the community.

Existing Youth Civic Engagement Opportunities in Richmond

Currently, there are a number of opportunities for youth in the community; however, a Richmond Youth City Council does not exist. The other leadership opportunities for youth in the community are provided by the City, community partners and youth serving organizations. These formalized engagement opportunities are as follows:

1. Youth on City Council Appointed Advisory Committees – This initiative provides opportunities for youth (18–24 years) to serve on Council appointed Advisory Committees. Youth who are appointed to committees are given an orientation and paired with a staff liaison that provides coaching and mentoring. This youth engagement initiative provides youth with exposure to civic life and the ability to develop leadership and employment skills.

2. Green Ambassadors Program – This program, coordinated by the City in partnership with the Richmond School District, provides opportunities for high school students to participate in monthly symposiums to learn about environmental sustainability. These youth apply what they learned as volunteers at City events and activities and also manage green initiatives at their schools, including the annual Richmond Earth Day Youth Summit.

3. Community Association/Society Youth Groups – These leadership skill development opportunities for youth include Community Centre Youth Councils and specialized youth groups such as the Green Initiatives Environmental Education group; Beta U Business and Entrepreneurship group; Holla Bak Youth Leadership Program and C-Change Social Development and Social Change groups.

4. Richmond Cares, Richmond Gives (RCRG), Youth Now Program – This program provides candidates (26 years and under) the opportunity to serve on a non-profit board (e.g. West Richmond Community Association) for one year while receiving guidance from a board mentor. Concurrently, youth take part in an education series on topics ranging from strategic planning to board governance.

5. Richmond Student District Council Organization (RSDCO) – This youth-led group strives to unify and represent all students in the Richmond School District by cultivating leadership and passion in schools through hosting events and initiatives. RSDCO builds leaders, showcases youth talent and amplifies the youth voice.

6. The Association for Building Leadership Excellence in the Richmond School District (TABLE38) – This initiative has been in existence for 25+ years. A network of student leaders meets monthly to learn concepts and skills about leadership, how to organize events and how to enhance school spirit.

7. Richmond Model United Nations (RICHMUN) – This non-profit organization focusses on providing engaging and meaningful experiences for youth delegates by participating in a condensed Model United Nations experience that focuses on enlightening discussions and heated debates.

These opportunities in the community offer a wide-range of meaningful experiences for youth to gain leadership skills, be connected and to provide a conduit to voice their views.

Review of Other Municipalities

In addition to the Richmond examples, City staff reviewed nine municipalities in the Lower Mainland. Of those, five offer a Council appointed Youth Advisory Committee (Vancouver, New Westminster, Langley, West Vancouver and Port Moody). These staff-led Committees typically meet on a monthly basis, have a term length and act as a resource to City Council and staff on issues affecting youth. The Committees have a formal application process with appointments selected by City Council along with a Council Liaison and City staff person as a resource. A Youth Advisory Committee provides a meaningful volunteer opportunity for youth to provide their perspective on municipal matters; however, the Committee requires significant resources to coordinate and recruitment and retention can be a challenge due to the lengthy commitment and youth aging out.

The other four municipalities reviewed offer an event focussed City Wide Youth Committee (Burnaby, Coquitlam, Surrey and Port Coquitlam). These youth-led City Wide Youth Committees provide planning and input for events and initiatives that impact youth. Members of City Wide Youth Committees do not require a formal application process and the committee typically meets more frequently (ranging from weekly to biweekly). A city wide Youth Committee requires a part-time staff person to coordinate, a budget for incidentals, and it can be difficult to recruit and retain youth due to the higher frequency of meetings.

The City of Vancouver and City of New Westminster also offer registered youth civic engagement programs. The City of Vancouver Women4Politics is a 10-week program aimed at encouraging women 18–23 years to become more involved in local politics. Participants are mentored by a City Councillor, take part in a mock Council meeting and learn about the role and function of local government. The City of New Westminster recently launched the New West City 101 civic engagement program for youth where participants learn about the City of New Westminster and have the opportunity to co-design projects and present back to Council. A registered Youth Civic Engagement Program requires resources for both curriculum development and program coordination and it may be difficult to recruit youth due to the perceived need of political knowledge prior to participation.

Additional details on the municipalities noted above are available in Attachment 2. All of the municipal examples have elements that are aligned with the Youth Services Delivery model; however, if implemented in Richmond, a number of these would replicate existing programs in the community.

Potential City-lead Youth Opportunities

With many existing opportunities for youth to engage in leadership and civic engagement, it is important that the City does not duplicate a program or service. After analysis of the request to institute a Richmond Youth Council and taking into account the leadership opportunities currently available, staff have provided three options for Council's consideration. These proposed options outline the resources required along with the advantages and disadvantages of each opportunity.

Option 1 –Youth Civic Engagement Program (Recommended)

The Youth Civic Engagement Program would be a free registered education-to-action program offered for youth three times per year (i.e. Fall/Winter/Spring). During this eight-week program, up to twelve youth would learn about local government, how City decisions are made and have the opportunity to co-design projects that spark their interest and with the potential to present back to a group or committee. Developed with youth input topics such as City services, civic engagement, and City planning will be included in the program delivery. These informative sessions would be highly interactive with the opportunity for lively discussion and debate. The City's relationship with community partners would assist in the recruitment of youth to the program (e.g. Community Association Youth Development Coordinators could refer youth).

This program would be a great addition to the offerings within the refreshed Youth Services program and service delivery model, which now has enhanced capacity to offer additional programming. The program would require a portion of the City's Youth Coordinator's time however it would be predominately led by a contract instructor. Option 1 could be achieved within existing resources in the Youth Services budget.

The following chart outlines the advantages and disadvantages of a Youth Civic Engagement Program:

Advantages	Disadvantages
• Short-term commitment (8 week program); • A youth perspective on municipal matters; • Meaningful educational opportunity; • Opportunity for youth to co-design a project that is important to them; • Can be tailored to the needs of the group (e.g. small group work); • Serves a greater number of youth as well as diverse youth (up to 36 youth annually); • Youth gain leadership and employment skills; • Increased opportunity to recruit youth from the program to participate in City	• Youth may want the experience to participate on a City Council appointed Committee; and • Recruitment may be difficult due to the perceived need of political knowledge.

initiatives (e.g. Youth on City Council appointed Advisory Committees); • Flexible curriculum that can evolve and be transferred to other audiences (e.g. newcomers); and • Enhanced youth engagement.	

Staff recommend this option for its opportunity to reach and engage youth interested in local government, program flexibility, ability to deliver the program within existing resources and the prospect for youth to provide input on City projects or initiatives.

Option 2 – Youth City Council (Not Recommended)

This option is based on the presentation by the June 10, 2019 delegation (Attachment 1). A Youth City Council would be a City Council appointed committee that would engage youth, raise awareness on issues that affect Richmond youth, encourage understanding of government and provide an opportunity for youth to voice their opinions.

With a formal application process, the Youth City Council would be comprised of up to 9 youth, each with one-year terms that meet monthly, plus an appointed City Council Liaison and City staff person that coordinates and acts as a resource. To follow the structure of other City Council Appointed Advisory Committees, the City's Youth Coordinator would be required to coordinate the Youth City Council, which would have an operational impact to the Youth Services section (i.e. reduced focus on other areas). Option 2 could be achieved within existing resources in the Youth Services budget.

The following chart outlines the advantages and disadvantages of a Youth City Council:

Advantages	Disadvantages
• A youth perspective on municipal matters; • A meaningful volunteer opportunity for youth; • Youth gain leadership and employment skills; • Improves the quality and effectiveness of City policies, strategies, programs and services; • Increased opportunity to recruit youth from the program to participate in City initiatives; • Intentional leadership development for youth when taking on particular roles (e.g. role of Chair); and • Enhanced youth engagement.	• Recruitment and retention may be difficult (i.e. high turnover of youth); • Formal structure in civic and political processes may deter youth from participating; • Serve a limited number of youth (up to 9 youth annually); and • Significant Council Liaison and staff resources.

A Youth City Council is an option that provides an opportunity to engage youth, however, there would be considerable internal resources required to implement the Youth City Council that may impact other youth programs and services.

Option 3 – Status Quo (Not Recommended)

With Status Quo, the City would continue to work collaboratively with community partners and youth serving organizations to provide programs and services that meet the needs of youth. Currently, the new Youth Services program and service delivery model strengthens connections with youth, community partners and key stakeholders through the creation of opportunities in four focus areas: Engagement; Partnerships; Programs and Events; and Training and Education. In addition to the delivery of programs and services for youth, City staff continue to place emphasis on youth for participation on Council Appointed Advisory Committees and also highlight other existing leadership opportunities offered in the community. Option 3 would maintain the current level of program and service delivery.

The following chart outlines the advantages and disadvantages of Status Quo:

Advantages	Disadvantages
• Leadership development for youth; • Continued youth engagement. • Youth gain leadership and employment skills; and • Opportunity to recruit youth to participate in City initiatives (e.g. Youth on City Council appointed Advisory Committees).	• May not focus on civic engagement and politics to the level of the other two options; and • Youth may want the experience to participate in formalized local government civic engagement.

All three options provide opportunities for youth to actively engage, develop competencies, make decisions, have a voice and be connected to community. However, the Youth Civic Engagement Program (Option 1) is recommended for its ability to provide a registered program to serve a greater number of youth in shorter time commitments that offers youth exposure to civic engagement, creates an outlet for youth to learn about how a city runs, as well as to engage in topics that impact Richmond. In addition, the program complements other programs and services offered in the Youth Services delivery model.

Financial Impact

None. The proposed Youth Civic Engagement program (Option 1) can be offered within existing City resources in the Youth Services budget.

Next Steps

Should City Council approve the recommended Youth Civic Engagement Program (Option 1), staff will proceed with curriculum design. This process would also include further discussion with youth, City staff and community partners to identify prioritized content, program delivery

methods, recruitment and promotion strategies. Staff will aim to commence the program in Spring 2020.

Conclusion

The City, in collaboration with community partners and youth serving organizations, continues to work collaboratively to create opportunities for Richmond youth (13–24 years) to be actively engaged, develop skillsets, have a voice and be connected to the community. Civic engagement opportunities enhance the leadership and employment skills of young people and highlight the importance of youth being involved in the decisions that affect them. A registered Civic Engagement Program (Option 1) provides a short-term educational opportunity that engages more youth over the course of a year and can be integrated seamlessly within the new Youth Services delivery model.

Heather Muter
Program Manager, Community Social Development
(604-204-8599)

Att. 1: Proposal for the Implementation of the Youth City Council
2: Municipal Youth Civic Engagement Opportunities in the Lower Mainland

ANNIE LAI

PROPOSAL FOR THE IMPLEMENTATION OF THE YOUTH CITY COUNCIL

COMMUNITY- ADVOCACY - GOVERNMENT - GLOBAL ISSUES

ANNIE LAI

May 2nd, 2019

Submission to the City Council on the Implementation of a Youth City Council in the City of Richmond

RATIONALE FOR THIS PROPOSAL AND SUMMARY OF FOUR KEY POINTS:

1. **Engagement of Youth in Community**: Nowadays, youth are heavily focused on gaining admission to university, leading them to be academically ahead, but lacking in soft skills that will carry into their adulthoods, in the resources that will help them advocate for themselves in a professional manner, and in the ability to improve and recognize the state of their mental well-being.

2. **Raising Awareness and Supporting the Development of Opinions on Global Issues**: It is crucial that we encourage and support discussion of issues such as environment, education, community safety, and recreation in the community of youth, and provide them with the education and resources to do so.

3. **Encouragement of Richmond Youth's Understanding of Government**: Providing a platform for youth to observe and learn firsthand, as well as sharing their knowledge of how municipal governments work will lay a concrete foundation for them to participate in political electoral activities as well as further exploring their passions for politics.

4. **Advocacy for Youth Voices**: Youth in Richmond have stances, opinions, and ideas about issues concerning our community and the youth in Richmond, and a liaison between the Junior City Council and the City Council will provide them with an opportunity to voice them.

ANNIE LAI

DISCUSSION OF FOUR KEY POINTS

1. Engagement of Youth in Community

Having spoken to various students and adults in Richmond, a common concern that has been brought up time and time again is the engagement of youth in our community. Students need to feel connected with and supported by their larger community in order to thrive when faced with adversities and challenges that are difficult to overcome. In order for us to best support them, we must create opportunities that allow them the room to grow as empowered individuals in our community.

Although academic success is important, when students graduate, they will be valued for their leadership skills, adaptability skills, interpersonal skills, as well as many other soft skills that they can continue to develop through their work with the Youth City Council. These skills will carry into their adulthood and provide them with a strong foundation in communicating and articulating their ideas, taking initiative, and empowering others, all of which are strengths that cannot be taught in a classroom setting, and that future employers and clients will place a great deal of emphasis on when choosing who to work with. The Youth City Council will also teach students how to advocate for their ideas in a professional and appropriate manner, helping them learn how to voice their passions clearly and how to easier transition into university. Being involved in the community, and interacting with peers also gives youth the opportunity to recognize the importance of mental well-being, and providing them an opportunity to be in an environment surrounded by supportive students, something they may not be able to experience at school. The most important aspect that the Youth City Council will offer is the opportunity for youth to explore their passions and ideas, helping them to avoid risky behaviour and activities, and being a place where they can relieve their stress.

Through their work with the Youth City Council, students will have more chances to meet new people, experience and celebrate the diversity in culture that Richmond has, influence change in the community as well as their schools, and build confidence, self-esteem and structure in their lives. Being engaged in the community through the Youth City Council means that they will be able to experience politics, which may be a new area of interest for them, expand their social networks, strengthen their university applications, and understand what it means to be an active citizen. I believe that encouraging them to be

active citizens in the community will help them become more responsible, understand challenges locals face, and work to improve the quality of life in Richmond through political and non-political processes. The Youth City Council will also allow them the opportunity to engage with adults, because youth are starting to recognize that the lack of communication between adults and youth is impactful and important in the creation of a community where there is a sense of closeness.

Encouraging youth engagement benefits students, teachers, families, and the community as well. When Council actively encourages youth engagement through a program that is student-led, Council will be reaching youth through the voices and reaches of other students, resulting in a higher participation rate. Some positive results done by academic studies show that:

- Attending after school programs can improve students' academic performance. A national evaluation found that over 40 percent of students attending 21st Century Community Learning Center programs improved their reading and math grades, and that those who attended more regularly were more likely to make gains (Naftzger et. al., 2007).
- Effective afterschool programs can improve classroom behavior (Wisconsin Department of Public Instruction, 2010), school attendance, academic aspirations, and can reduce the likelihood that a student will drop out (Huang, Leon, La Torre, Mostafavi, 2008).
- Participation in afterschool programs has been associated with reduced drug use (Investing in Our Young People, University of Chicago, 2006) and criminal behavior (UCLA National Center for Research on Evaluation, Standards and Student Testing, 2007).

Advocating for engagement of youth in community will ultimately lead to promoting students to become role models to their peers, allowing them and teaching them the skills to stand up for social, recreational, environmental, or educational causes that they believe in, and creating opportunities for them to meet supportive and caring adults in the community, therefore fostering a safe environment for them to thrive in.

2. Raising Awareness and Supporting the Development of Opinions on Global Issues

In order to achieve goals of living sustainable lifestyles, helping those in poverty, creating equal rights, and combatting other global issues, youth need to first understand the depth and impact that these issues have on people. By introducing these topics and encouraging discussions, youth will be given the

chance to learn outside of the classroom and be able to discover where their passions lie in humanitarian causes. Encouraging discussions about issues that impact the world does not stop there; emphasis will also be placed on discussions about community issues, and Canadian politics. There are millions suffering in our world, and Youth City Council members will be able to expand and deepen their knowledge on humanitarian issues and be given a platform where they can learn how to create awareness for the issues that they are passionate about. Raising a generation of youth that are not only passionate about community, but other countries as well results in a population that is aware, empathic, and are change-makers. The Youth City Council will create a warm and friendly environment, where opinions and ideas are respected and valued, therefore creating further discussion that is unable to occur at school for reasons such as limited time.

As Richmond strives to prioritize *Leadership in Sustainability*, youth must first be given a platform where the impacts of climate change are thoroughly explored. Young people can easily adapt to low-carbon lifestyles, and are the key to spreading awareness about the new technologies, policies, and habits in place to fight climate change. This population will be the one who suffers from the consequences of global warming, and deserve a chance to truly understand the consequences, as well as a platform to help them advocate for environmental friendly habits and lifestyles. As *advancing green and sustainable initiatives* are important to the Council, I urge Council to allow the Youth City Council to be the driving force behind the initiative of fighting climate change in the City of Richmond.

3. Encouragement of Richmond Youth's Understanding of Government

Encouraging the understanding of how government functions outside of the classroom has been proven to be successful, and will aid youth in the comprehension of the governmental systems of Canada, thus providing them with, or supporting a foundational level of interest in politics which will in turn increase the likelihood of youth participating in electoral activities in their future. Youth make up 1.8 billion of the world's population, yet play an incredibly minor role in politics. The lack of representation from youth in decision-making processes stems from a lack of knowledge, awareness and understanding of politics, civic engagement, and how they can contribute to their community.

ANNIE LAI

The British Columbia Youth Parliament recently hosted the first Richmond Delta Youth Parliament in February-this parliamentary session attracted over forty youth from all over Richmond. At this session, a plethora of young voices eagerly pitched their voices and opinions, debating various issues, and learning how to develop and pass bills. Although this is a great program that teaches youth about our Parliament, it only lasts for one weekend in an entire year. Many members finished the program yearning to learn more about government, discuss issues they are passionate about, and meet like-minded peers. I am committed to bringing a local, easily accessible program that immerses these passionate individuals in the workings of our municipal government and provides them the resources that they continuously search for.

As the generations pass by, interest in voting drops among the younger age groups, leading to a large demographic of youth and young adults who are not well-versed in the political, socio-cultural, economic and environmental development, growth, and issues of their local community as well as their country.
In his study, *Political participation and civic engagement of youth,* Martin Turcotte states his findings in which he learned that:

- In 2013, 47% of youth aged 15 to 19 and 61% of youth aged 20 to 24 indicated that they were very likely to vote in the next federal election. This compared with 84% of seniors aged 65 to 74. Turcotte, 2015]
- In 2013, just over one-half of youth aged 15 to 19 and 20 to 24 indicated that they were at least somewhat interested in politics, compared with three-quarters of seniors aged 65 to 74. Turcotte, 2015]
- Among youth aged 15 to 19 who reported that they were not very or not at all interested in politics, 25% were very likely to vote in the next election, compared with 63% of seniors aged 65 to 74 who had the same level of interest in politics. [Turcotte, 2015]
- The proportion of "politically inactive" persons, defined as those who did not participate in non-electoral political activities and who were not very likely to vote in the next election, was 32% among youth aged 15 to 19 and 26% among youth aged 20 to 24, compared with 12% among seniors aged 65 to 74. Turcotte, 2015]

This data shows readers that interest in electoral and political activities substantially decreases as the pool of individuals ages lowers. The solution to this growing problem would be to implement a Youth City Council because by showing other municipalities that a Youth City Council can and should be

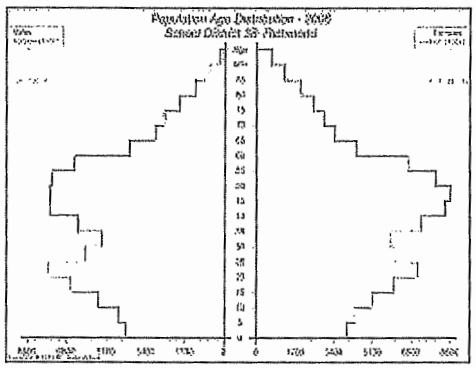
integrated into their community, the City of Richmond would effectively help initiate the movement of making more resources and opportunities available for youth in Canada, increasing interest as well as understanding of politics, and therefore resulting in more young adults and youth participating in electoral as well as political activities.

4. Advocacy for Youth Voices

The importance and relevance of youth voices needs to be emphasized in our community; youth around the world are leading global movements such as Fridays for Future, standing up for causes they believe in, and empowering other young leaders to take initiative as well, but the young voices of Richmond rarely gather to discuss important matters such as their education, sustainability and environment in the City, social causes that are ongoing in the community, and various other issues. I can attest that youth in Richmond are extremely capable in the formation of opinions and ideas on such matters, and merit a City who places emphasis on these congregations and encourages discussion of important issues affecting the City, as well as Canada. The Youth City Council will allow students the chance to refine their voices on specific matters by conversing with their peers and presenting their ideas to the Youth City Council. It will also provide them the opportunity to be **heard** by Council, and then able to implement their ideas into **action plans**, an experience that benefits both parties, as the City's values align with those of the Youth City Council whereas the City would like to:

1) *see an increase in community engagement for all ages and segments of the community to ensure everyone has a voice and is involved in building a better Richmond together*
2) *[provide an opportunity for youth to] engage in various levels of dialogue and decisions with the City*

ANNIE LAI



Having a Youth City Council would promote a well-informed youth demographic in Richmond, and this is becoming extremely vital for future political and electoral activities. Our current political crisis involves an apathetic population who chooses to opt out of voter activities; equipping our youth with the knowledge and motivation of current politics will create a generation who is eager to vote when they reach the age. According to the 2006 Age Distribution data from BC Statistics, 18.2 % of Richmond's population is below the age of 17, and this number is continuously growing. One fifth of our City's demographic is unable to vote, unseen and unheard by their community, and considered too young to be mature enough to have valuable ideas. This stigmatization that students are too young to understand the depth, impact, and importance of social issues, economical issues, educational issues, as well as other problems that affects our community needs to be challenged as the young members of our community should be valued and treated as equal citizens by the adults in our community.

FOUNDATION FOR YOUTH CITY COUNCIL

The internal structure of how the Youth City Council runs is completely flexible and open to suggestions from Council.

Various cities such as Kamloops, Edmonton, and Victoria run successful student-led Youth City Councils that are supported by their Councils. The City of Tecumseh in Ontario provides their Youth City Council with an annual budget of $5000. Students are able to share youth perspectives and experiences with the City Councils.

ANNIE LAI

The following structure and policies for the Youth City Council are subject to change at Council's discretion.

PART I- ESTABLISHMENT

PURPOSE

1 To establish the City of Richmond's Youth City Council

MANDATE

2 a) The Youth City Council's mandate is to provide information and advice to Council in relation to issues involving or affecting youth, and will perform the following tasks:

I. Research and write policies and bylaws for Council's review

II. Educate youth on the three levels of government in Canada

III. Promote initiatives that support community and youth

IV. Develop relations with organizations and youth to address concerns regarding youth and community

V. Educate youth on City governance, policy-making, and procedures

VI. Consult with Council about supporting youth initiatives

VII. Provide networking opportunities to youth

VIII. Receive direction from Council on work or reports regarding youth or other issues, at Council's discretion

IX. Inform Council on issues affecting Richmond's youth

X. Establish the General Assembly of Youth City Council, oversee it's meetings, and report all minutes to Council

XI. Establish a presence in the City of Richmond

XII. Promote friendly debate and discussion on a variety of topics concerning the City of Richmond and Canada, as well as global issues

PART II- STRUCTURE

3 a) General Assembly of Youth City Council will comprise of up to ten members

b) Members will serve a full term of up to a year

c) One Councillor will be appointed by City Council to act as a liaison between Council and Youth CIty Council

d) Members meet once a month in City's Chambers

e) Chair and Vice Chair of the Youth City Council will be appointed at Council's discretion

PART III- CITY COUNCILLOR'S ROLE

4 a) Presents budget requirements to Youth City Council for their initiatives and events

b) Facilitates the preparation of Youth City Council's reports to Council every three months/once a year

c) Acts as Youth City Council's liaison to Council until new liaison is appointed by Council

PART IV- CITY COUNCIL'S ROLE

5 a) Appoints a Councillor as a liason

b) Determines a budget for Youth City Council; finances used at Youth City Council's discretion to either create events, and initiatives, or to support and sponsor ones held by youth in community

c) Allows Youth City Council to convene once a month in Chambers

ANNIE LAI

d) Allows the Chair of Youth City Council to present reports and policies on issues of significance decided upon by Youth City Council and progress on it's mandate once every three months

e) Council reviews the Youth City Council's progress on it's mandate at the end of the term

ANNIE LAI

Bibliography:

Capps, Kirsten. 2018. "What if the Teen City Council Is Better Than the Grown-up One". *City Lab*, July 5, 2018. https://www.citylab.com/equity/2018/07/takoma-park-youth-council/562877/

Braun, Daryl. 2017. "City Council Hears Proposal For A Youth Council". *Steinbach Online*, September 13, 2017. https://steinbachonline.com/local/city-council-hears-proposal-for-a-youth-council

Edwards, Steven. 2015. "10 things you didn't know about the world's population". *United Nations Population Fund*, April 13, 2015. https://www.unfpa.org/news/10-things-you-didn%E2%80%99t-know-about-world%E2%80%99s-population

Eichen, Adam. 2018. "Why Aren't Young People More Involved in Politics?". *Yes Magazine,* Oct 10, 2018. https://www.yesmagazine.org/people-power/why-arent-young-people-more-involved-in-politics-20181010

N.A. 2015. *Council Term Goals 2014-2018: Achievement Highlights Overview.* Richmond: City of Richmond's Production Centre. https://www.richmond.ca/__shared/assets/counciltermgoalsoverview201851438.PDF

N.A. 2018. "Give young people a voice on global issues". *Child in the City,* June 22, 2018. https://www.childinthecity.org/2018/06/22/give-young-people-a-voice-on-global-issues/?gdpr=accept

Sperling, Jill. 2018. "Students and city staff gain insight from Junior Council program". *CFJC TODAY*, December 18, 2018. https://cfjctoday.com/2018/12/18/students-and-city-staff-gain-insights-from-junior-council-program-2/

Turcotte, Martin. 2015. "Study: Political participation and civic engagement of youth" *The Daily*, Oct 7, 2015. https://www150.statcan.gc.ca/n1/daily-quotidien/151007/dq151007d-eng.htm

Wang, Julie. N.D. "Three reasons why YOU should care about global issues" *Amp Global Youth* (blog), N.D .https://ampglobalyouth.org/students/three-reasons-care-global-issues/

Municipal Youth Civic Engagement Opportunities in the Lower Mainland

A review of civic engagement opportunities offered by municipalities across the Lower Mainland for youth in their jurisdiction is summarized in Table 1 below.

Table 1 – Youth Civic Engagement Opportunities in the Lower Mainland

Civic Engagement Opportunity	Municipalities	Financial Commitment & Advantages/Disadvantages
Council Appointed Youth Advisory Committee A Council appointed committee to: • Act as a resource to City Council and staff on issues affecting youth; • Provide a youth perspective on matters that relate to youth; and • Encourage youth's understanding of government. Details include: • Formal application process with appointments selected by City Council; • One to two year terms depending on municipality; • Monthly meetings; • Formal meeting process (e.g. Robert's Rules of Order); • Council Liaison and City staff sit on the Committee as a resource.	• City of Vancouver* • City of New Westminster • City of Langley • City of West Vancouver • City of Port Moody	Financial Commitment: • Part-time City staff (approximately 5–10 hours/month); • Participant training budget; and • Incidentals (e.g. meals and refreshments). Advantages: • Raise the profile of youth; • Meaningful volunteer opportunity for youth; • Increased youth voice in municipal matters; • Increased youth engagement; and • Opportunity for youth up to age 24 years. Disadvantages: • Significant staff resources (part-time staff person required); • Transient nature of youth may affect participation; • May only attract high achieving youth; and • Recruitment and retention may be difficult due to long-term commitment.
City Wide Youth Committee A youth-led committee that plans and provides input on events or initiatives that impact youth. Details include: • Informal application process (not Council appointed); • Informal meeting process; and • Collaborate with staff to plan and implement city wide events and initiatives (e.g. Youth Week).	• City of Burnaby • City of Coquitlam • City of Surrey • City of Port Coquitlam	Financial Commitment: • Part-time City staff (approximately 10–20 hours/month); and • Incidentals (e.g. meals and refreshments). Advantages: • Increased youth interest in City events and initiatives; • Intentional leadership development for youth when taking on particular roles (e.g. marketing and budgeting); and

Civic Engagement Opportunity	Municipalities	Financial Commitment & Advantages/Disadvantages
		• Increased youth engagement. Disadvantages: • Significant staff resources (part-time staff person required); • Transient nature of youth may affect participation; and • Recruitment and retention may be difficult due to higher frequency of meetings related to timing of initiative or event.
Registered Civic Engagement Program Women4Politics is a 10-week program aimed at encouraging women who are between the ages of 18 to 23 years to become more involved in local politics. Details include: • Formal application process; • Mentorship with a City Councillor; • Learn about the role and function of municipal government; and • Take part in a mock Council meeting. New West City 101 is an 8-week program delivered in collaboration with the non-profit CityHive. Details include: • Formal application process; • Learn about the role and function of municipal government; and • Participants will have the opportunity to co-design projects and present them back to City Council.	• City of Vancouver (Women4Politics) • City of New Westminster (New West City 101)	Financial Commitment: • Resources to hire a consultant or for staff to create content; and • Incidentals (e.g. meals and refreshments). Advantages • Short-term commitment; • Enhanced youth engagement; • Meaningful educational opportunity; • Provides an opportunity for a broader range of youth; • Participants gain leadership and employment skills; and • Flexible curriculum that can evolve. Disadvantages • Transient nature of youth may affect participation; and • Recruitment may be difficult due to the perceived need of political knowledge.

Please note: The above list is a sample of the formalized offerings for youth in the Lower Mainland and is not an exhaustive inventory of youth civic engagement opportunities.

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	October 2, 2019
From:	Wayne Craig Director, Development	**File:**	RZ 18-808220
Re:	**Application by Colliers International Consulting to Create the "Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)" Zone, and Rezone the Site at 8131 and 8151 Bennett Road from the "Single Detached (RS1/E)" Zone and the "Assembly (ASY)" Zone to the " Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)" Zone**		

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10065 to create the "Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)" zone, and to rezone 8131 and 8151 Bennett Road from the "Single Detached (RS1/E)" zone and the "Assembly (ASY)" zone to the "Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)" zone, be introduced and given first reading.

Wayne Craig
Director, Development

WC:sb

Att. 8

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Affordable Housing	☑	
Engineering	☑	
Transportation	☑	

6210273

Staff Report

Origin

Colliers International Consulting has applied to the City of Richmond for permission to rezone 8131 and 8151 Bennett Road (Attachments 1 & 2) from the "Single Family Detached (RS1/E)" zone and the "Assembly (ASY)" zone to a new "Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)" site specific zone to permit the development of a mixed use mid-rise development. The subject site is located in City Centre (Attachments 3 & 4). Key components of the proposal (Attachments 5 & 6) include:

- A six-storey building containing a church and rental apartments and a three-storey building containing rental townhouses over a common single-level parking structure.
- A total floor area of approximately 12,478 m^2 (134,314 ft^2) comprised of approximately:
  - 1,073 m^2 (11,548 ft^2) of church, multi-purpose and supporting space;
  - 11,405 m^2 (122,766 ft^2) purpose-built residential rental units; and
  - an additional approximately 53 m^2 (568 ft^2) of resident indoor amenity space.
- 142 purpose-built residential rental units. The residential units include 20 affordable housing units (low-end of market rental units secured in perpetuity with a Housing Agreement and covenant registered on title), 68 moderate income limits units with proposed rental rate and household income restrictions targeted at median income households (secured in perpetuity with a Housing Affordability Agreement and covenant registered on title); and 54 units with rental rate and household income restrictions as defined by BC Housing's HousingHub Provincial Rental Supply program (secured for 40 years with a legal agreement between the owner and BC Housing). Further details on form of rental are provided in the housing section of this report.
- BC Energy Step Code step 4 targeted, exceeding the City's requirement of step 3.

Road and engineering improvement works required with respect to the subject development will be secured through the City's standard Servicing Agreement processes prior to rezoning adoption. Works including rear lane, frontage improvements, pedestrian trail, and utility upgrades will be designed and constructed at the owner's sole cost. Cost sharing will be provided for improvements to the existing sanitary pump station, which will also be included in the Servicing Agreement.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 5).

<u>Subject Site Existing Building and Housing Profile</u>

Five buildings are located on the subject site and include:

- 8131 Bennett Road residence – Two-storey 3-bedroom split level house in southwest corner of site that is currently rental accommodation. There is no secondary suite in this building.

- 8151 Bennett Road church building – Two-storey central building including a church sanctuary in a one-storey portion of the building and multi-purpose space and offices in the two-storey portion of the building.
- Christian Education (CE) building – One-storey building in northwest corner of site used for a pre-school program for 70 children operated by a tenant and used on evenings and weekends by community groups.
- Murdock Centre building – Two-storey building in northeast corner of site including a church hall, meeting and office space, and child care program space for 25 children aged 30 months to school age. The hall and meeting room spaces are used by the congregation, child care program operated by the congregation and community groups at various times.
- 8191 Bennett Road residence – One-storey 3-bedroom house in southeast corner of site that is currently rental accommodation. There is no secondary suite in this building.

Surrounding Development

The subject site is an approximately 5,786 m^2 (62,280 ft^2) irregularly shaped parcel of land comprised of two lots on the north side of Bennett Road east of No. 3 Road.

To the North: Adjacent to the site (across the proposed new lane) a two-storey low-rise office development and a high-rise residential development ("The Duchess" development) on properties fronting Granville Avenue. "The Duchess" development provided statutory right of ways for City lane along the rear of the property and City pedestrian trail along the east edge of the property. Both properties are designated Urban Core T6 for high-density, high-rise, mixed use development.

To the South: Bennett Road, beyond which low-rise residential development comprising of three-storey townhouse and four-storey apartment buildings on properties that are designated for multi-family low rise development.

To the East: Adjacent to the site two-storey apartment low-rise residential apartment development and further to the east three-storey over parking low-rise residential apartment development ("Woodglen Apartments" development) on properties that are designated for multi-family low rise development.

To the West: Adjacent to the site two-storey townhouse development ("Tiffany Place" development) and further to the west three -storey townhouse development on properties that are designated for multi-family low rise development. Also adjacent to the site is a recently redeveloped drive-through restaurant development ("McDonald's" restaurant) on property fronting No. 3 Road that is designated General Urban T4 for low-density, low-rise, mixed use development.

Related Policies & Studies

Official Community Plan (OCP)

The OCP designation for the larger eastern portion of the site is 'Community Institutional' and 'Neighbourhood Residential' for the smaller western portion of the site.

The City Centre Area Plan (CCAP) Generalized Land Use Map (2031) (Attachment 3) designation for the larger eastern portion of the site is 'Institutional' and 'General Urban T4' for the smaller western portion of the site. The institutional designation allows for a consolidated development site to have supplementary uses and additional density over and above that permitted by the underlying CCAP transect and Sub-Area Plan if the development results in a community benefit.

The St. Albans Sub-Area Plan Land Use Map (Attachment 4) designation for the larger eastern portion of the site is 'Institutional' and 'Multi-Family Low Rise' for the smaller western portion of the site. The institutional designation is intended for church related development. The multi-family low rise designation is intended for 3-storey apartment building, townhouse, two-family or single-family development. The St. Albans Sub-Area Plan Circulation Map (Attachment 4) calls for rear lane development from St. Albans to No. 3 Road and a pedestrian trail from Bennett Road to Granville Avenue.

The proposal is consistent with current OCP, CCAP and St. Albans Sub-Area Plan policies applicable to the subject site.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property.

Before finalizing the requested land uses and submitting a rezoning application to the City, the applicant conducted a Public Open House on April 19, 2017 with a preliminary high-rise mixed use development concept. A copy of the Open House Summary prepared by the applicant is included in Attachment 7. The pre-application concept was a higher density high-rise development, including existing church religious assembly, child care and preschool uses and providing a mix of market and non-market residential rental tenure units.

The pre-application Open House was held on the subject site. An Open House invitation was mailed to the approximately 340 addresses in the 8000 block of Bennett Road where the subject site is located. The invitation was also extended to the Brighouse United Church congregation and other groups using the subject site including the daycare, preschool, three additional church congregations and 10 community groups. 43 people added their names to the sign-in sheets, in which 8 attendees identified themselves with addresses on the block. Comment sheets were

provided and 34 completed comment sheets were received. Five comments sheets were completed by residents on the block. No major concerns regarding the pre-application development concept were identified.

The redevelopment proposal has since been reduced in scale from a high-rise concrete development to a mid-rise wood-frame development and due to the reduced building size the proposal was reduced in scope with a lower number of units and no longer including child care or preschool uses. The current proposal includes a mid-rise 6-storey and low-rise 3-storey wood-frame development, including retaining the existing church religious assembly use and providing a mix of residential rental tenure units (Attachment 6).

The pre-school operator, Brighouse Junior Kindergarten, has discussed with the owner and expressed to the City their concern regarding the loss of facilities for their program (Attachment 8). The operator's pre-school program for 70 children and the congregation's child care program for 25 children (30 months to school age) will be displaced through the redevelopment. Staff discussed this concern with the applicant but the applicant is unable to accommodate the current pre-school or child care programs in the proposed development. There are alternate pre-school opportunities in the City and the site is within walking distance of a City Early Childhood Development Hub (in the "Paramount" development) that is under construction.

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

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

Analysis

The applicant has applied to rezone the subject site to permit an approximately 12,478 m^2, (134,314 ft^2), 6-storey development including 142 rental dwelling units, church space, the provision of crosswalk improvements at Bennett Road, land dedication for an interim rear lane, and the provision of statutory rights-of-way for an interim pedestrian trail along the east edge of the subject site. The pedestrian trail will ultimately provide pedestrian access from Bennett Road to Granville Avenue through existing and future statutory rights-of-way on the subject site and adjacent properties.

The proposed site specific ZMU42 zone permits residential uses, but restricted to rental tenure only. In accordance with the market rental housing policy and affordable housing policy, voluntary contributions towards public art and community planning are waived.

The proposed rental dwelling units are provided at three affordability rates as follows: (i) 20 affordable housing (low-end of market rental) units (secured in perpetuity with a Housing Agreement registered on title); 68 moderate income limits units (secured in perpetuity with a Housing Affordability Agreement registered on title); and 54 rental units (secured for 40 years with a legal agreement with BC Housing).

1. City Centre Area Plan (CCAP) and St. Albans Sub-Area Plan Compliance

The CCAP Generalized Land Use Map (2031) (Attachment 3) designation for the site is 'Institutional' and 'General Urban T4', which allows for a consolidated development site to have supplementary uses and additional density over and above that permitted by the underlying CCAP transect and Sub-Area Plan if the development results in a community benefit.

The St. Albans Sub-Area Plan Land Use Map (Attachment 4) designations for the site are 'Institutional' for church related development and 'multi-family low rise' for 3-storey development along the west edge of the site. The St. Albans Sub-Area Plan Circulation Map (Attachment 4) calls for rear lane development along the rear of the larger eastern portion of the site and a pedestrian trail along the east side of the site.

The proposed development complies with the CCAP as it will result in a community benefit. Staff support the applicant's proposal as the proposal includes:

- Retaining the site's institutional use with replacement church space.
- In compliance with the City's Affordable Housing Strategy, providing 10% of the residential floor area as low-end of market rental units.
- A mix of affordability tiers is provided as in addition to the affordable housing low-end of market rental units, the applicant is targeting moderate income households, and working with BC Housing through the HousingHub provincial rental supply program to provide market rental units.
- A mix of unit sizes, including more than half having two or three bedrooms.
- A large percentage of units incorporating basic universal housing features or accessible unit features (e.g. constructed for use by a resident in a wheelchair), with unit layouts to be further refined at Development Permit stage.
- All the residential units will be restricted to rental tenure only and will be owned and operated by the United Church's not for profit housing society. The residential units will be maintained under single ownership through a legal agreement prohibiting subdivision (including stratification and/or air space parcels) of the residential units as a rezoning consideration.

2. Proposed Zoning Amendment

To facilitate the subject development and provide for voluntary owner contributions in compliance with OCP policy (i.e. affordable housing, rental housing, and institutional church space), the applicant has applied for the subject site to be rezoned from "Single Family Detached (RS1/E)" and "Assembly (ASY)" to a new site specific zone, "Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)". To accommodate the site specific conditions, the proposed ZMU42 zone includes:

- Maximum density: 2.25 FAR, including density bonuses in exchange for the provision of affordable housing low-end of market rental units and moderate income units, and

additional typical 0.1 FAR density bonus for common indoor amenity space for the use of residents.

- Permitted land uses: Religious assembly, townhouse, apartment and related land uses. Residential uses are restricted to residential rental tenure only, which means the occupancy of a dwelling unit that is subject to the *Residential Tenancy Act* provincial legislation.
- Density exclusion for shared bicycle, personal mobility scooter, garbage and recycling facilities. The exclusion in this zone will accommodate proposed facilities located close to the residential lobby entry at podium level as the zoning bylaw city-wide exclusion is limited to facilities located inside parking structures.
- Maximum building height: 25 m to accommodate six storeys over a one-storey parking structure.
- Maximum lot coverage and minimum setbacks and lot size.
- Parking rates for the proposed religious assembly, affordable housing, residential rental tenure apartment and townhouse uses based on parking analyses prepared by the owner's professional traffic consultant and accepted by City Transportation staff.

3. Housing

a) Dwelling Unit Mix: The OCP and CCAP encourage the development of a variety of unit types and sizes supportive of the diverse needs of Richmond's population including, but not limited to, households with children. Staff support the owner's proposal, which includes the following mix of rental unit sizes and affordability:

Unit Type	Rental Affordability Type			TOTAL	
	Low-End-Market (1)	Moderate Income Limits (2)	Market (3)	% of Units	# of Units
Studio	11	25	0	25%	36
1- Bedroom	4	0	25	20%	29
2-Bedroom	3	43	0	32%	46
3-Bedroom	2	0	29	22%	31
TOTAL	**20**	**68**	**54**	**100%**	**142**
	14%	48%	38%	100%	142

(1) As per City of Richmond Affordable Housing Strategy
(2) As per development proposal
(3) As per BC Housing, HousingHub Provincial Rental Supply Program

b) Rental Housing: The units will be owned and operated by the United Church provincial non-profit Three Point Housing Society (3PHS). The development will be subject to a legal agreement between the owner and BC Housing. Working with BC Housing HousingHub through the Provincial Rental Supply Program, all of the proposed 142 residential rental tenure units are subject to maximum rental rate and household income restrictions by BC Housing, which will also facilitate construction financing for the project.

The core goal of the HousingHub program is to increase the supply of rental housing in the province. Under the program, rents are restricted to no higher than market rent and household income is restricted to no higher than the 75th percentile for BC households without and with children. The proposal includes:

- Low-End-of-Market units: In compliance with the City's Affordable Housing Strategy, the owner proposes to design and construct 20 low-end-of-market rental units, comprising at least 1,141 m^2 (12,277 ft^2) of habitable space, based on 10% of the development's total maximum residential floor area (as per the proposed ZMU42 zone). Occupants of these units will enjoy full use of all residential amenity spaces, parking, bicycle storage, and related features, at no additional charge to the affordable housing occupants.

  Prior to rezoning adoption, a Housing Agreement and Housing Covenant will be registered on title requiring that the owner satisfies all City requirements.

Unit Type (1)	Affordable Housing Strategy Requirements				Proposal
	Min. Permitted Unit Area	Max. Monthly Unit Rent (2)	Total Max. Household Income (2)	Min. % of Units	# of Units
Studio	37 m^2 (400 ft^2)	$811	$34,650 or less		11
1-Bedroom	50 m^2 (535 ft^2)	$975	$38,250 or less		4
2- Bedroom	69 m^2 (741 ft^2)	$1,218	$46,800 or less	15%	3
3-Bedroom	91 m^2 (980 ft^2)	$1,480	$58,050 or less	5%	2
TOTAL	**10% (1,141 m^2/ 12,277 ft^2)**	**Varies**	**Varies**	**Varies**	**20**

(1) Min. 85% of LEMR units shall meet Richmond Basic Universal Housing (BUH) standards.
(2) Denotes the Council-approved rates as of July 24, 2017. Rates may be adjusted periodically, as per City policy.

- Moderate income units: 68 units with additional restrictions to secure rental rates and household income restrictions targeted at the median income levels for BC households without and with children (secured in perpetuity with a Housing Affordability Agreement and covenant registered on title). Initial rents for these units are based on market rates with a maximum of 30% of pre-tax annual household income using BC Housing's 'Low and Moderate Income Limits' for 2019 (median or 50th percentile income for BC households without and with children).

  Prior to rezoning adoption, a Housing Affordability Agreement in perpetuity and Housing Covenant will be registered on title.

Unit Type	Target Monthly Unit Rent Range (1)(2)	Max. Monthly Unit Rent (2)(3)	Total Max. Household Income (4)	Proposal	
				Unit Mix	# of Units
Studio	$1,472 - $1,522	$1,795	$71,810 or less	36.8%	25
2-Bedroom	$2,669 - $2,675	$2,675	$107,000 or less	63.2%	43
Total	**n/a**	**n/a**	**n/a**	**100%**	**68**

(1) Denotes market rent rates 2019 values as determined by Colliers International market rent survey for Richmond. Rates may be adjusted periodically with the agreement of BC Housing based on market rent survey, Provincial *Rental Tenancy Act* provisions, or reductions as the operating and maintenance budget allows.
(2) Rates may be adjusted periodically with the agreement of the City and (i) for existing tenants, no more than Provincial *Residential Tenancy Act* provisions, and (ii) for new tenants, no more than the rate calculated as the average of the previous 3 years of the percentage change of average rents by bedroom type for Richmond (CY) as published by CMHC (Annual Rental Market Survey) relevant to the specific year.
(3) Denotes maximum rent at 30% of total maximum household income.
(4) Denotes BC median household incomes 2019 values based on the BC Housing published 2019 Low to Moderate Income Limits for households without and with children in BC.

- Market rental units: 54 residential units, which are subject to the maximum rental rate and maximum 75th percentile household income restrictions as defined by BC Housing's HousingHub Provincial Rental Supply program (secured for 40 years with a Housing Affordability Agreement and covenant registered on title and subject to a legal agreement between the owner and BC Housing). The rental rates and income restrictions are not subject to City control and will be governed exclusively through a legal agreement between the owner and BC Housing.

Unit Type	Target Monthly Unit Rent Range (1)	Total Max. Household Income (2)	Proposal	
			Unit Mix	# of Units
1- Bedroom	$1,750 - $1,894	$112,410 or less	46.3%	25
3-Bedroom	$3,068 - $3,885	$155,510 or less	53.7%	29
Total	**n/a**	**n/a**	**100%**	**54**

(1) Denotes market rent rates 2019 values as determined by Colliers International market rent survey for Richmond. Rates may be adjusted periodically with the agreement of BC Housing based on market rent survey, Provincial *Residential Tenancy Act* provisions, or reductions as the operating and maintenance budget allows.
(2) Denotes BC Housing 75th percentile Middle Income Limits 2019 values for households without and with children in BC. May be adjusted periodically as determined by BC Housing.

c) Accessibility: The OCP seeks to meet the needs of the City's aging population and people facing mobility challenges by encouraging the development of accessible housing that can be approached, entered, used, and occupied by persons with physical and/or sensory disabilities.

Staff support the owner's proposal, which is consistent with City policy and includes:

- Barrier-free lobbies, common areas, and amenity spaces;
- Aging-in-place features in all units (e.g., grab bar blocking and lever handles);
- 89% Basic Universal Housing (BUH) units (i.e. 127 of 142 total units will meet BUH Zoning Bylaw criteria), including 100% of low-end of market units (i.e. 20 units) and 88% of remaining units (i.e. 107 of 122 units). (Note: The owner will be utilizing the Zoning Bylaw's BUH floor area exemption of 1.86 m^2 / 20 ft^2 per BUH unit.); and
- 11% Accessible units (i.e. 16 of 142 units) will be designed to City of Richmond BUH standard and also BC Building Code standards to accommodate a resident in a wheelchair.

4. Transportation

The CCAP requires the expansion of rear lane, bike, and pedestrian networks and encourages the provision of affordable housing and rental housing. In addition, the proposed site specific zone provides reduced parking rates for affordable housing and residential rental tenure units and the Zoning Bylaw permits further rate reductions for developments that incorporate transportation demand management measures.

The owner submitted a comprehensive traffic and parking study for the development prepared by a professional traffic consultant. Staff support the owner's proposal, which satisfies all City requirements. The site will be accessed from Bennett Road and the rear lane, which will form part of a rear lane network for the block through future development. All off-site transportation improvements required with respect to the subject development

will be designed and constructed at the owner's sole cost through the City's standard Servicing Agreement processes. Key transportation improvements to be provided by the owner include:

a) Rear lane construction in lane dedication provided by the development and existing SRW over the rear of an adjacent property to the north at 8180 Granville Avenue, with future lane expansion to occur through future redevelopment and on adjacent properties;

b) Mid-block pedestrian trail construction to a 3 m interim width in proposed SRW area along the eastern edge of the subject site, from Bennett Road to the proposed rear lane, and design for 6 m ultimate width future pedestrian trail expansion from Bennett Road to Granville Avenue through existing and future development statutory rights-of-way on the subject site and adjacent properties;

c) Raised crosswalk construction on Bennett Road to provide a mid-block connection for the pedestrian trail network in the St. Albans neighbourhood;

d) Transit pass program administration comprised of the owner providing 2 years of two-zone compass cards for each of the 20 affordable housing units and 1 year of two-zone compass cards for each of the other rental housing units; and

e) The provision of two car share vehicles and two car share parking spaces to support rental housing.

5. Site Servicing Improvements

The owner shall be responsible for the design and construction of required works, including: (i) road, lane and pedestrian trail works; (ii) water, storm sewer, and sanitary sewer upgrades; (iii) related public and private utility improvements; and (iv) related granting of new statutory rights of ways and modification of existing statutory rights of ways. Cost sharing will be provided for interim improvements to the existing sanitary pump station, which will be replaced by the City in the future when necessary. The owner's design and construction of the required works and granting and modification of statutory rights of ways, as determined to the satisfaction of the City, shall be implemented through the City's standard Servicing Agreement process and secured prior to rezoning adoption, as set out in the attached Rezoning Considerations (Attachment 9).

6. Sustainability

The CCAP encourages the coordination of private and City development and infrastructure objectives with the aim of advancing opportunities to implement environmentally responsible buildings, services, and related features.

As part of the owner's arrangement with BC Housing, the development is targeting the BC Energy Step Code step 4 standard. This standard exceeds the City's requirement. The City's *Building Regulation Bylaw* requires six-storey wood-frame residential buildings be designed and constructed to the step 3 standard of the BC Energy Step Code. Detail design development will be undertaken through the Development Permit and Building Permit processes.

7. Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site (City) tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. A tree management plan prepared by the applicant's Arborist is included in the conceptual development plans (Attachment 6). The City's Tree Preservation Coordinator and Parks Arboriculture staff have reviewed the Arborist's Report and support the Arborist's findings for onsite and City-owned trees. Based on this, staff recommend and the owner has agreed to the following terms, as set out in the attached Rezoning Considerations (Attachment 9).

a) On-Site Tree Removal and Replacement: The owner shall provide compensation for the removal of 15 existing bylaw-size trees assessed as being in fair to good condition. The compensation shall be at the 2:1 replacement ratio in the OCP with the planting of 30 replacement trees on the subject site, or the voluntary contribution of $500 per replacement tree not accommodated onsite. The conceptual development plans include 17 new trees. Design development will occur through the Development Permit process, including confirmation of the number of replacement trees to be planted on the site.

b) Off-Site City-Owned Trees: The owner shall submit $3,250 to the City's Tree Compensation Fund with respect to the removal of three trees and two hedges that are in poor condition and will be impacted by the required frontage improvements, which funds shall be used by the City for the planting of replacement trees elsewhere within the City.

c) Neighbouring Tree Protection and/or Replacement: The owner shall install tree protection fencing and retain an Arborist to ensure the health and safety of 14 existing trees on the neighbouring properties west and east of the subject site. The owner's arborist has recommended that four trees located in a sanitary sewer SRW on neighbouring property be removed due to required City utility work. The ability to protect these trees from impacts will be reviewed through the required Development Permit and Servicing Agreement processes and in consultation with the owner of the neighbouring property.

8. Built Form and Architectural Character

The owner proposes to construct a mid-rise, medium-density, church and residential rental development fronting Bennett Road, within walking distance of Brighouse park, Minoru Cultural Centre and precinct, a recently approved City Early Childhood Development Hub (in the "Paramount" development) and the Brighouse Canada Line Station. The proposed development is consistent with CCAP policy for the provision of land (via a combination of dedication and Statutory Rights of Way) to facilitate required transportation and public open space improvements. The proposed form of development, which combines three-storey and six-storey building elements, generally conforms to the CCAP's Development Permit Guidelines and will be further developed through the Development Permit process. More specifically, the development has successfully demonstrated a strong urban concept contributing towards a medium-density, high-amenity, pedestrian-oriented environment in the St. Albans neighbourhood, comprised of retained institutional use in new church space, enhanced residential rental affordability with a variety of dwelling types (including townhouse and apartment units) and affordability levels, and a mid-block pedestrian trail.

In addition, prior to adoption of the rezoning bylaw, a legal agreement will be registered on title to notify future residents of view and other potential impacts that may arise as a result of surrounding City Centre development and/or proximity to the development's proposed church activities.

9. Development Permit Application

Development Permit (DP) approval, to the satisfaction of the Director of Development, will be required prior to rezoning adoption. At DP stage, design development is encouraged with respect to the following items.

a) Architectural Form and Character: The design of the building will be refined through the DP process. More information is required with respect to urban design, adjacency interfaces and detailed design.

b) Residential Livability: The design of units along the mid-block pedestrian trail, internal corner units, and other aspects of the development will be reviewed and refined to address potential livability impacts arising from overlook or other factors.

c) Common Amenity Spaces: The combination of proposed indoor and outdoor common amenity spaces satisfy OCP and CCAP DP Guidelines rates, as indicated in the attached Data Sheet (Attachment 5). The indoor amenity space is provided in a combination of dedicated amenity room for the use of residents and the ability of residents to access multi-purpose space in the church. The outdoor amenity space is provided in a combination of active play space in the SRW area along the west edge of the site, public pedestrian trail SRW along the east edge of the site, church patio and open areas at podium level. More information is required with respect to the programming, design, and landscaping of these spaces to ensure they will satisfy City objectives.

d) Private Outdoor Amenity Spaces: The City has adopted guidelines for the provision of private outdoor space for residential uses. More information is required with respect to the design integration at lower roof levels.

e) Accessibility: Through the DP process the design and distribution of BUH and accessible units and common spaces and uses will be refined.

f) Sustainability: The proposed enhanced BC Energy Step Code step 4 compliance and opportunities to better understand and enhance the building's performance in coordination with its architectural expression will be explored through the DP process.

g) Emergency Services: Through the Development Permit and Building Permit processes, Fire Department response points and related provisions for firefighting will be addressed.

h) Crime Prevention through Environmental Design (CPTED): The City has adopted policies intended to minimize opportunities for crime and promote a sense of security. CPTED design elements and plans demonstrating surveillance, defensible space, and related measures will be reviewed through the DP process.

i) Parking and Loading: A draft functional plan showing internal vehicle circulation, truck manoeuvring, bicycle storage and related features has been provided and will be finalized through the DP process, including reviewing potential for increasing provision of on-site bicycle storage for residents of larger units. Prior to adoption of the rezoning bylaw, a

legal agreement will be registered on title to ensure that pairs of tandem parking spaces are not assigned to residential visitors or to different residential units.

j) Waste Management: A draft waste management plan has been submitted and will be finalized through the Development Permit process.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of owner contributed assets such as walkways, storm sewers, sanitary sewers, street lights, pedestrian signal and street trees. The anticipated operating budget impact for the ongoing maintenance of these assets is estimated to be $8,563.08. This will be considered as part of the 2021 Operating budget.

Conclusion

Colliers International Consulting has applied to the City of Richmond for permission to rezone 8131 and 8151 Bennett Road from "Single Family Detached (RS1/E)" and "Assembly (ASY)" zone to a new "Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)" site specific zone to permit the development of a 12,470 m^2 (134,225 ft^2) mixed use mid-rise development containing a 927 m^2 (9,973 ft^2) church and approximately 142 purpose-built residential rental units (Attachments 5 & 6). The residential units include approximately 20 affordable housing units, 68 moderate income units and 54 market rent units.

The proposed site specific ZMU42 zone will, if approved, accommodate the proposal, including an affordable housing density bonus and site specific parking rate requirements. An analysis of the owner's proposal shows it to be well considered and consistent with the OCP and CCAP's development, livability, sustainability, and urban design objectives.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10065 be introduced and given first reading.

Sara Badyal

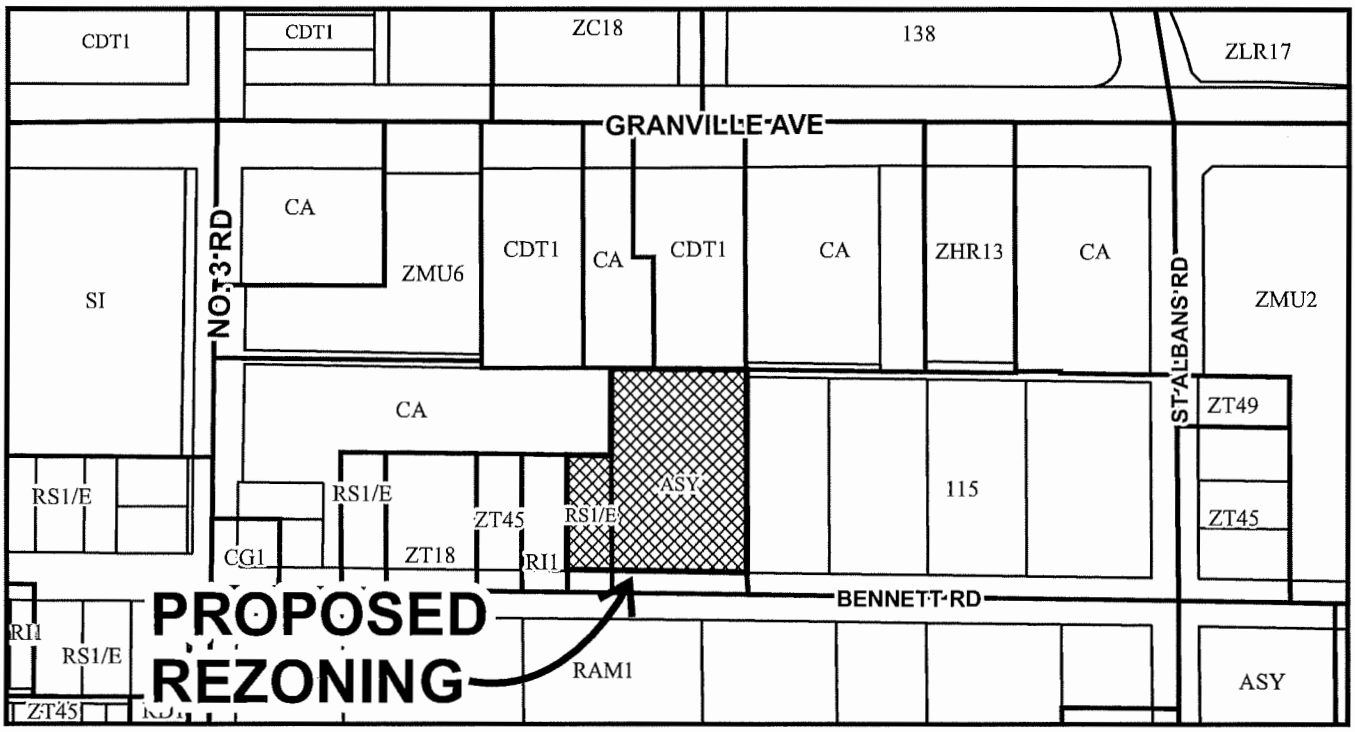
Sara Badyal
Planner 2

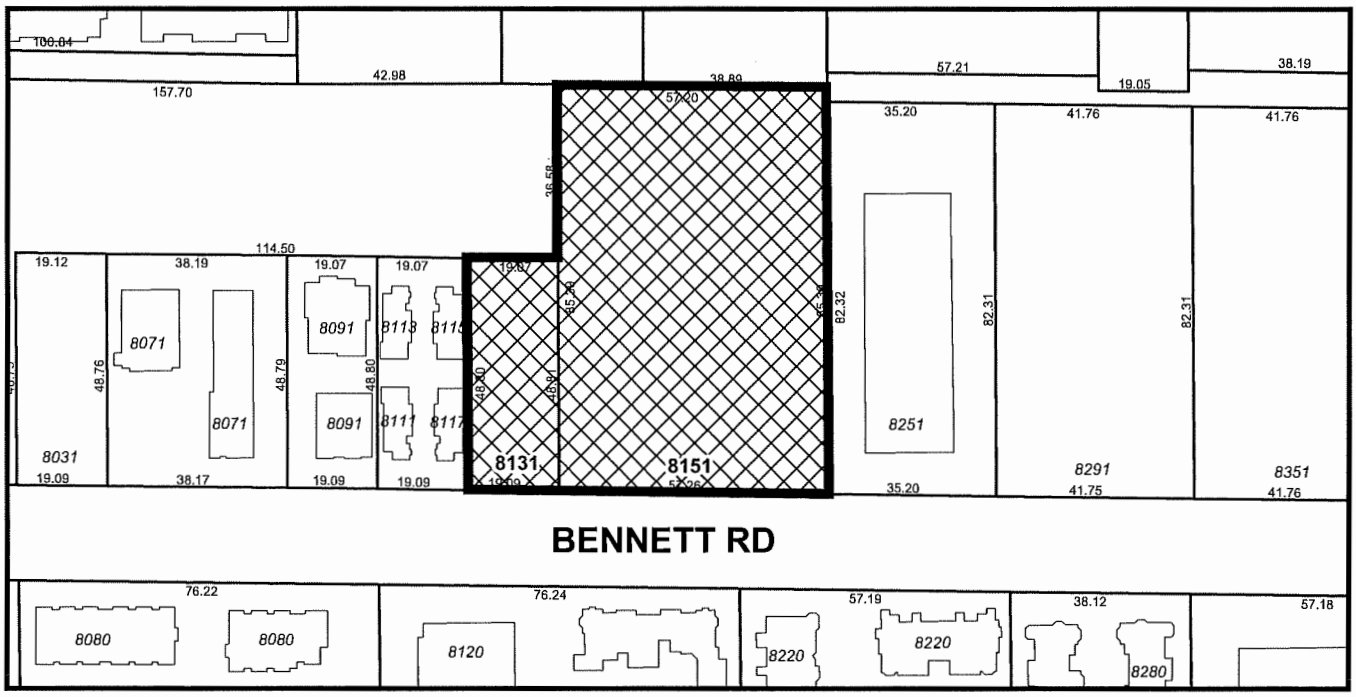
SB:cas

Attachment 1: Location Map
Attachment 2: Aerial Photograph
Attachment 3: City Centre Area Plan – Generalized Land Use Map (2031)
Attachment 4: St. Albans Sub-Area Plan – Land Use and Circulation Maps
Attachment 5: Development Application Data Sheet
Attachment 6: Conceptual Development Plans
Attachment 7: Pre-application Open House Summary Report
Attachment 8: Correspondence from Brighouse Junior Kindergarten
Attachment 9: Rezoning Considerations

Attachment 1

City of Richmond





RZ 18-808220

Original Date: 02/27/18

Revision Date:

Note: Dimensions are in METRES

Attachment 2

City of Richmond

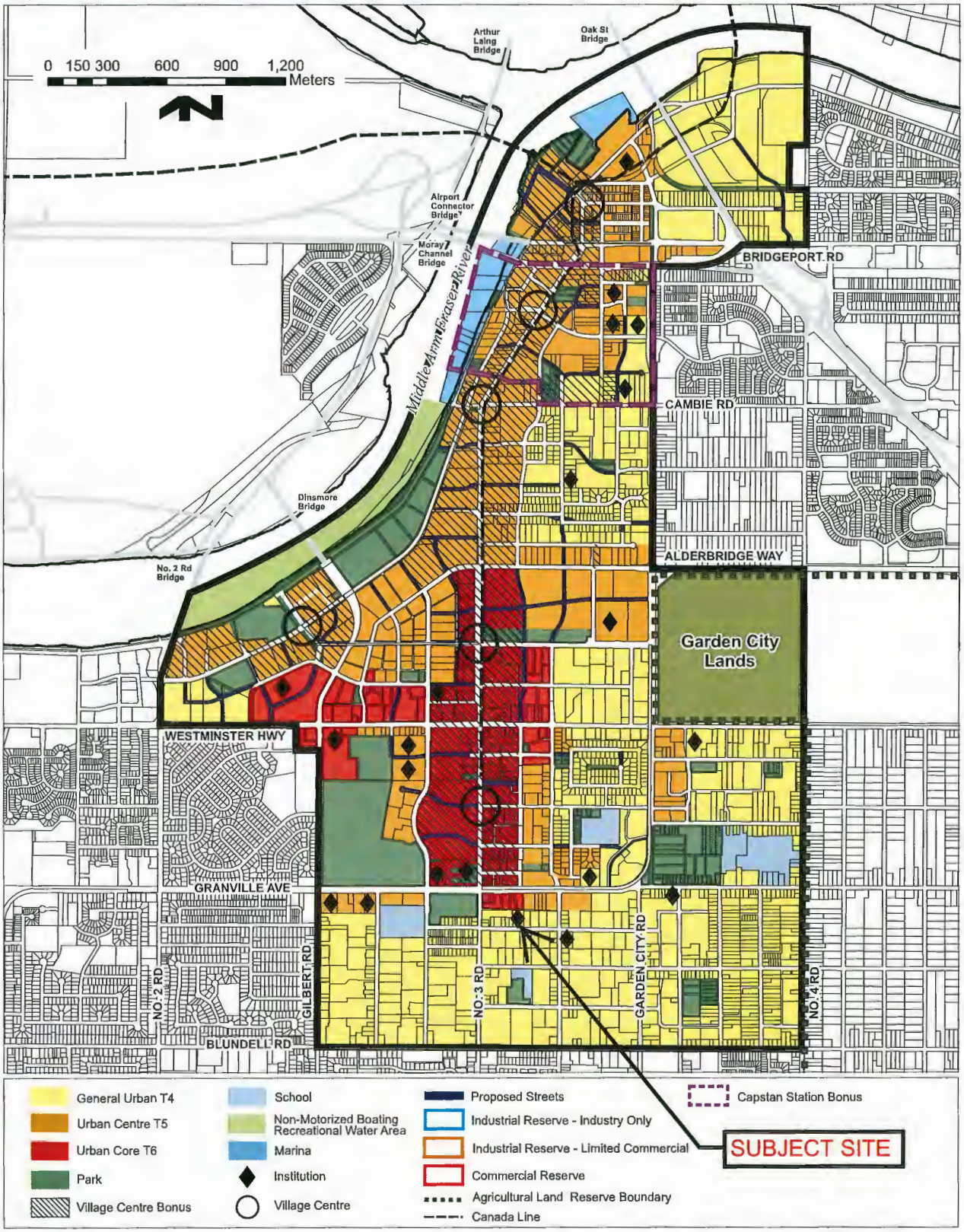
RZ 18-808220

Original Date: 02/28/18

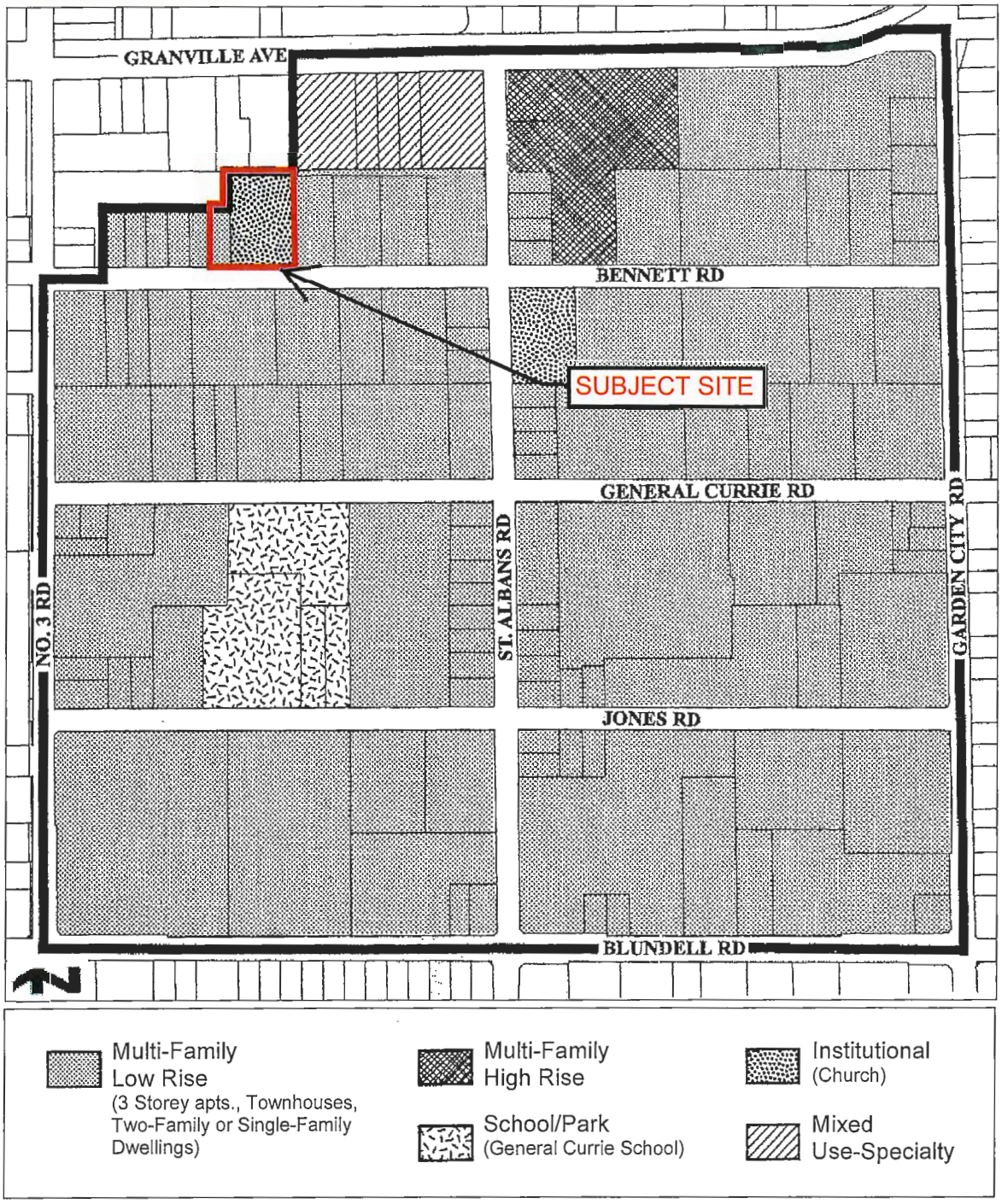
Revision Date:

Note: Dimensions are in METRES

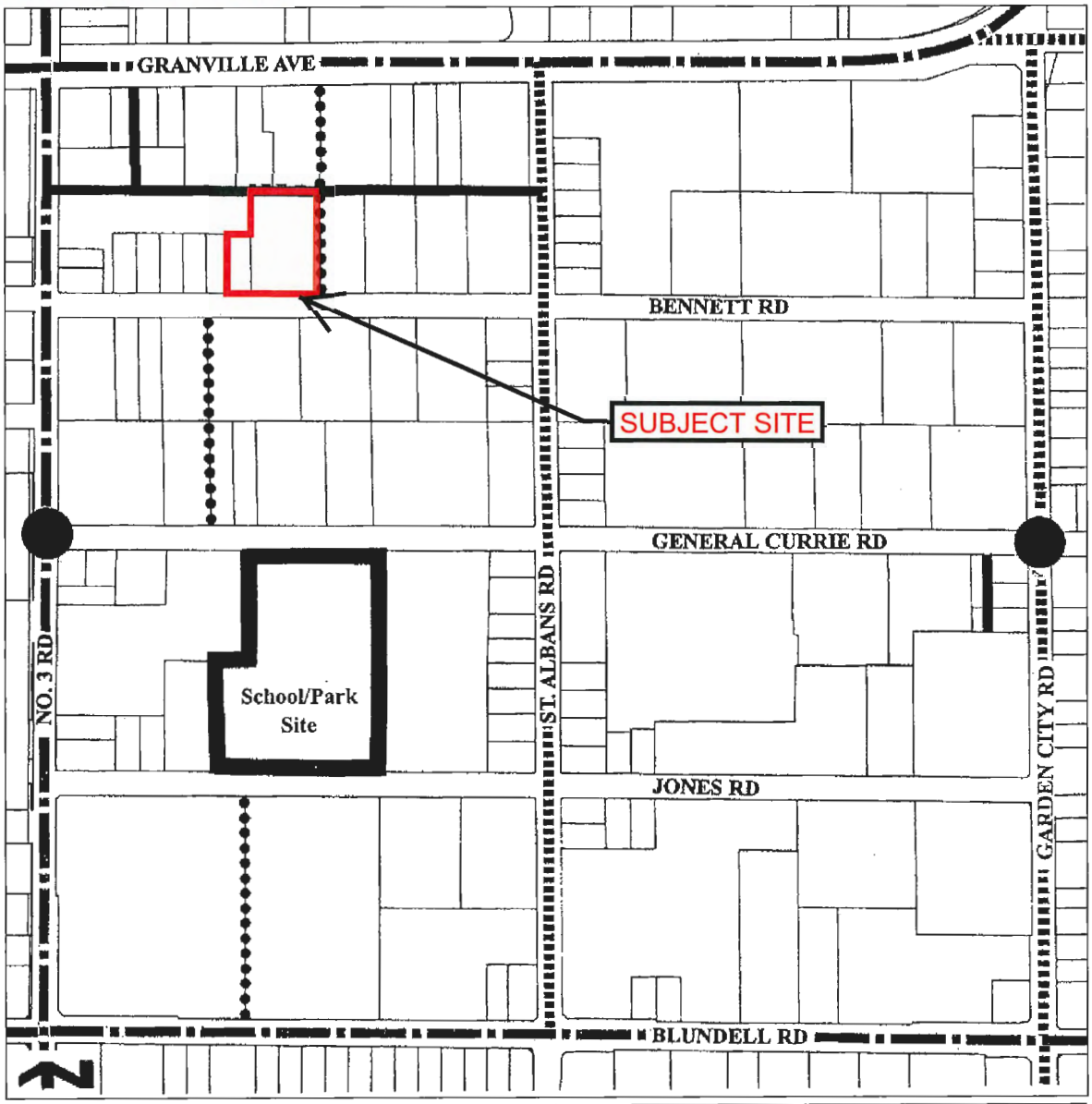
Generalized Land Use Map (2031) *Bylaw 9593 2017/05/08*



Land Use Map


GRANVILLE AVE
BENNETT RD
SUBJECT SITE
GENERAL CURRIE RD
NO. 3 RD
ST. ALBANS RD
GARDEN CITY RD
JONES RD
BLUNDELL RD
N
Multi-Family Low Rise (3 Storey apts., Townhouses, Two-Family or Single-Family Dwellings)
Multi-Family High Rise
Institutional (Church)
School/Park (General Currie School)
Mixed Use-Specialty

Circulation Plan



Major Arterial
Local Arterial
Lane
Possible Future Traffic Signal
Pedestrian Trail

Note: Additional local access roads and lanes may be required as development proceeds.

Attachment 5

City of Richmond

Development Application Data Sheet

Development Applications Department

RZ 18-808220		
Address:	8131 and 8151 Bennett Road	
Applicant:	Colliers International Consulting	
Owner:	British Columbia Conference Property Development Council Of The United Church Of Canada, Inc.No. S6928	
Planning Area(s):	St. Albans Sub-Area (City Centre)	
	Existing	**Proposed**
Site Area:	Total (approximately) 5,813 m^2	Site 5,555.6 m^2 Lane dedication 257.4 m^2
Land Uses:	Institutional and Single Family Residential	Institutional and Multi-Family Residential
OCP Designation:	Community Institutional and Neighbourhood Residential	Complies
CCAP Designation:	Institution	Complies
Sub-Area Plan Designation:	Institutional (Church) and Multi-Family Low Rise (3 Storey apts., Townhouses, Two-Family or Single-Family Dwellings)	Complies
Zoning:	RS1/E and ASY	ZMU42
Number of Units:	3 church buildings and 2 single family homes	Church space and 142 rental units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR):	Max. 2.25	2.25	not permitted
Floor Area per FAR:	Max. 12,500 m² (134,549 ft²)	12,478 m² (134,314 ft²)	not permitted
Lot Coverage:	Max. 90%	90%	none
Setbacks:	Bennett Road: Min. 3 m Rear lane: Min. 0 m Side: Min. 3 m	Front: Min. 3 m Rear: Min. 0 m Side: 3 - 6 m	none
Building Height:	Max. 25 m	25 m	none
Lot Size:	Width: Min. 40 m Depth: Min. 40 m Area: Min. 2,400 m²	Width: 57.2 – 76.3 m Depth: 48.8 – 80.9 m Area: 5,555.6 m²	none
Off-street Parking Spaces:	Church/resident visitor: 40 Affordable housing: 12 Rental housing: 105 Car share: 2 Total: 159	Church/resident visitor: 40 Affordable housing: 12 Rental housing: 105 Car share: 2 Total: 159	none
Accessible Parking Space:	Min. 2%	2.5%	none
Tandem Parking Spaces:	Permitted for residential use	18 tandem spaces	none
Small Car Parking Spaces:	Max. 50%	48%	none
Loading Spaces:	1 medium	1 medium	none
Bicycle Spaces:	Class 1: 181 Class 2: 36	Class 1: 181 Class 2: 36	none
Amenity Space – Indoor:	Min. 100 m²	53 m² amenity room and shared use of multi-purpose space in 1,073 m² church, to be reviewed via DP	none
Amenity Space – Outdoor:	Min. 9,726 m²	11,787 m² including all open areas, to be reviewed via DP	none

Note: Parking figures include TDM reduction

6210273

Attachment 6

Conceptual Development Plans Only

SITE INFORMATION	
Address:	8131 and 8151 Bennett Road, Richmond
Legal Description:	
Lot 362 Section 16 Block 4 North Range 6 West, NWD Plan 47516	
Lot 27 Section 16 Block 4 North Range 6 West, NWD Plan 20915	
PID 006-199-631, 009-599-126	

	m	sf
Gross Site Area:	5,818.00	62,636
(Less) North Lane Dedication (0.3m)	257.42	2,771
Net Site Area:	5,560.58	59,865
(Less) Greenway (2m)	242.57	2,611
Lot Coverage Site Area:	5,318.01	57,257
(Less) SRW:	512.87	5,552
Buildable Site Area:	4,787.16	51,705

DEVELOPMENT STATS	PROPOSAL		FAR 3.10	NOTES
FAR (Net Site)				
Lot Coverage	2,927.61	55%		Does not include Parking North, Shelter and Trash/Recy. Area
	m2/m	sf/m		
Gross Floor Area (Const)	15,268.64	164,364		Avg FAR calculation taken - Constructable Area
Gross Residential Area	12,431.82	133,815		
Gross Church Area	436.52	4,673		
Resident. Amenity Area	51.77	568		Included in Gross Residential Area
Shared Gross Area	129.57	1,395		Included in Gross Residential Area
Res. Efficiency	84.5%			
OVERALL Efficiency	78.7%			
Gross Floor Area (FAR):	12,535.98	134,902	3.20	MAX
Church FAR Area	436.52	4,673	0.11	
Residential FAR Area	11,405.17	122,766	2.91	BLW FAR exclusion applied
Shared FAR Area	129.57	1,395	0.03	Church = Residential (Foyer Elevator, Lobby and Mail
Amenity Area	52.77	568	0.01	
FAR Exclusions:				
BLW (1.8sm / unit)	236.22	2543	0.04	127 units / 142 units = 90%
Affordable Housing				BLW exclusion not applied
LEMR	1,143.84	12,310	20.0%	20 units / 142 units = 14%
Moderate Income Units (Studio/2 BR)	2,234.50	24,055	44.0%	44 units / 142 units = 44%
Middle Income Units (1 BR/3BR)	4,384.00	47,196	16.0%	54 units / 142 units = 38%
Circulation & Service	1,154.86	12,431		
Amenity Outdoor	1,796.83	19,350		
Private (Balconies & Patios)	963.34	10,368		avg 9sm per unit = 852sm
Common	491.56	5,292		Level 1 Courtyard (non-private space)
Active Programmed Area + Play	360.93	3,885		SRW play area + Church Patio
Public Outdoor Space (Connected)	242.57	2,611		
Total Common + Public Outdoor Amenity:	1,095.06	11,787		
Number of Storeys		6		
Number of Units		142		
Building Area	7,517.37	27,312		
Parkade Area	3,938.61	42,397		
Height Level 6 (average)	25	82		
Height Level 1 (average)	1.8	5.9		

VEHICLE PARKING - see BUNT TIA for more detail		
	BYLAW REQ.	PROPOSED
Market Residential (Apartment) (113 units)	138	96
Market Residential (Townhomes) (9 units)	10	9
Affordable - Richmond LEMR (20 units)	12	12
Car Share		2
RESIDENTIAL SUBTOTAL		119
Visitors	28	40
Religious Assembly	50	40
TOTAL PROVIDED		159
% of SMALL CAR STALLS	77 spaces	48%
Level 2 EV Charging Infrastructure	123 spaces	
ACCESSIBLE	for EV charging spaces	
Residential & Church	2% of required	3
Visitors	2% of required	1

LOADING		
Loading (3.1m x 5.0m x 3.0m)	Non-Peak, Use	1 Shared space
C11.7 table - Short is not critical	Peak, Use	

BICYCLE PARKING	RATE	Class 1
Residential (per unit)	1.25	178
Church	.37/100m2 > 100m2	3
TOTAL REQUIRED/ PROVIDED		181
% of Vertical Bicycle Spaces	max 33%	57/176 (29%)
% of Stacked Horizontal Bicycle Spaces		95/128 (57%)

SHORT TERM BICYCLE PARKING		Class 2
Residential (per unit)	0.2	29
Church	.70/100m2 > 100m2	7
TOTAL PROVIDED		36

UNIT MIX BREAKDOWN	Studio			1 BR			2 BR			3 BR				
	Middle Income	Moderate Income	LEMR	Middle Income	Moderate Income	LEMR	Middle Income	Moderate Income	LEMR	Middle Income	Moderate Income	LEMR	Total units		
Level 6	[illegible]	7		8	[illegible]			8		[illegible]	[illegible]		26		
Level 5	[illegible]	7		8				8		5	[illegible]		26		
Level 4	[illegible]	4	3	6				8		5	[illegible]		26		
Level 3	[illegible]	[illegible]	7	2		4		5	5	[illegible]	[illegible]	[illegible]	26		
Level 2	[illegible]	7	1	5	[illegible]			8		[illegible]	[illegible]		25		
Level 1	[illegible]	[illegible]	[illegible]		[illegible]			6		7			13		
Total LEMR			11			4			8			2	20	142	14%
Total Moderate Income		35			0			43			0		68		48%
Total Middle Income	0			25			0			29			54		38%
% of units	0.0%	17.6%	7.7%	17.6%	0.0%	2.8%	0.0%	30.3%	2.1%	20.4%	0.0%	1.4%		100.0%	
		35			29			49			29				

OWNER

BC Conference Property Development Council of the United Church of Canada

Brighouse United Church

8131 BENNETT ROAD
RICHMOND, BC
Lot 362 Section 16 Block 4 North Range 6 West, NWD Plan 47516
Lot 27 Section 16 Block 4 North Range 6 West, NWD Plan 20915
PID 006-199-631, 009-599-126

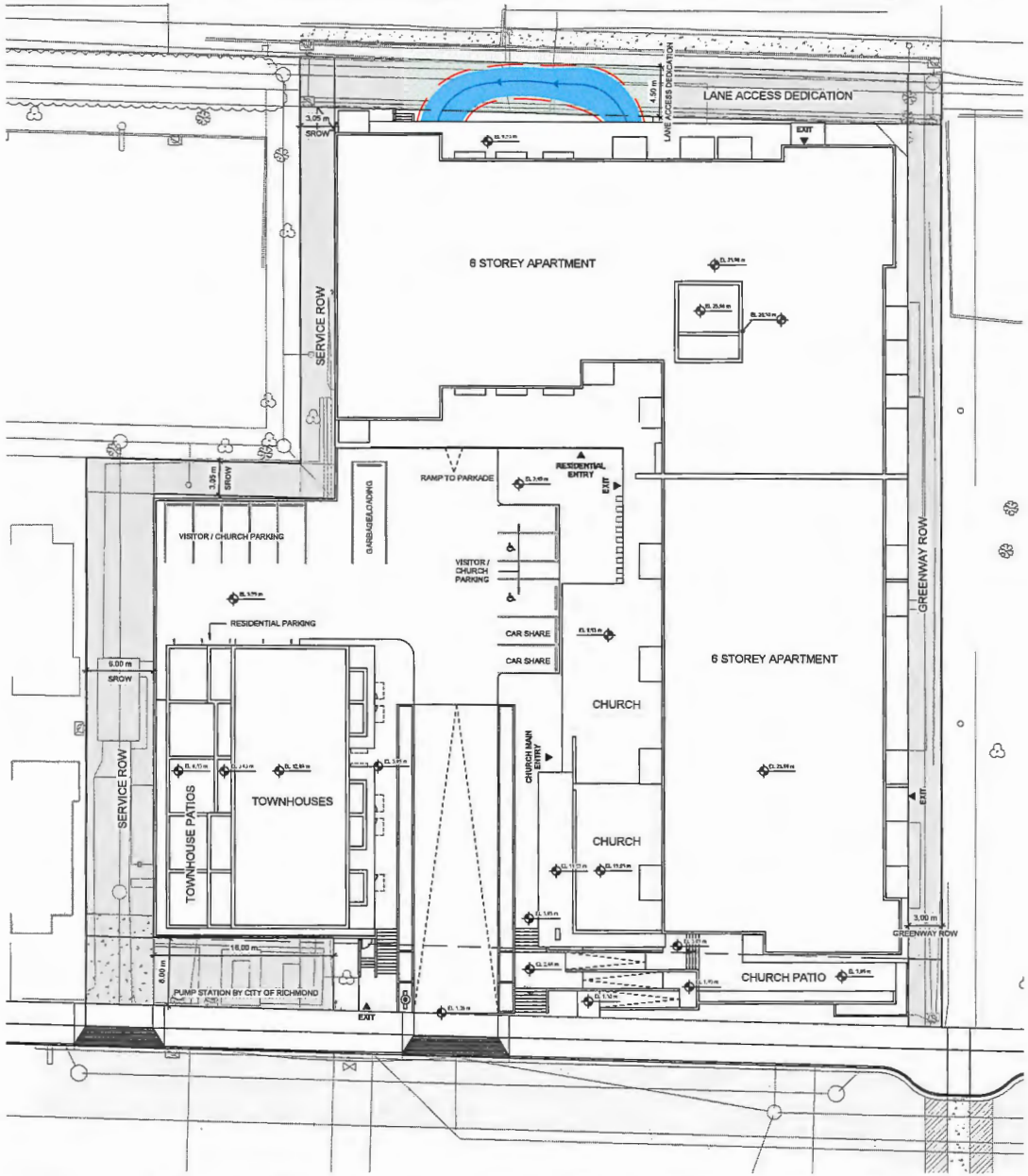
DRAWING SET DESCRIPTION

REZONING

ISSUE DATE

07 OCTOBER 2019

ALL RIGHTS RESERVED BY VIA ARCHITECTURE INCORPORATED. THIS DESIGN IS NOT TO BE USED OR REPRODUCED WITHOUT THE CONSENT OF VIA ARCHITECTURE INCORPORATED.



Site Plan

SCALE: 1 : 200

VIA

via architecture | www.via-architecture.com
270 - 601 W Cordova St Vancouver BC V6B 1G1
tel 604 683 1024 fax 604 683 0774

CONSULTANT

PROJECT

Brighouse United Church

8131 BENNETT ROAD
RICHMOND, BC
Lot 362 Section 16 Block 4 North Range 6 West, NWD Plan 47516
Lot 27 Section 16 Block 4 North Range 6 West, NWD Plan 20915
PID 006-199-631, 009-399-126

17216-01

OWNER

BC Conference Property Development Council of the United Church of Canada

PROFESSIONAL SEAL

DESIGN TEAM

AH

PRINCIPLE

PM

PROJECT MANAGER

PA

PROJECT ARCHITECT

Author

DRAWN BY

Checker

CHECKED BY

DRAWING SET DESCRIPTION

REZONING

REVISIONS

No.	DATE	DESCRIPTION
1	21 MAY 2019	REZONING AMENDMENT
2	17 JULY 2019	REZONING AMEND. UPDATE

SHEET TITLE

Site Plan

SHEET NUMBER

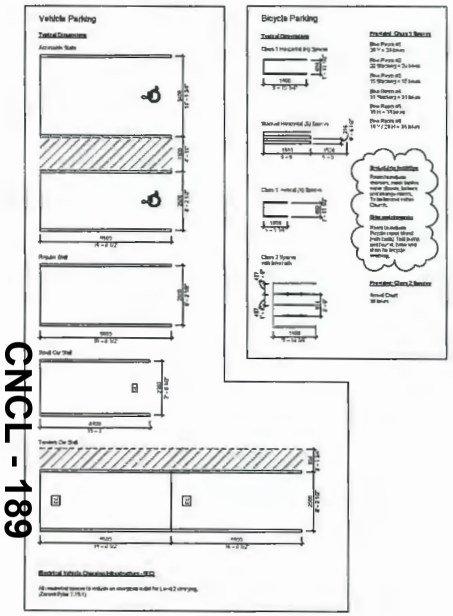
RZ 00

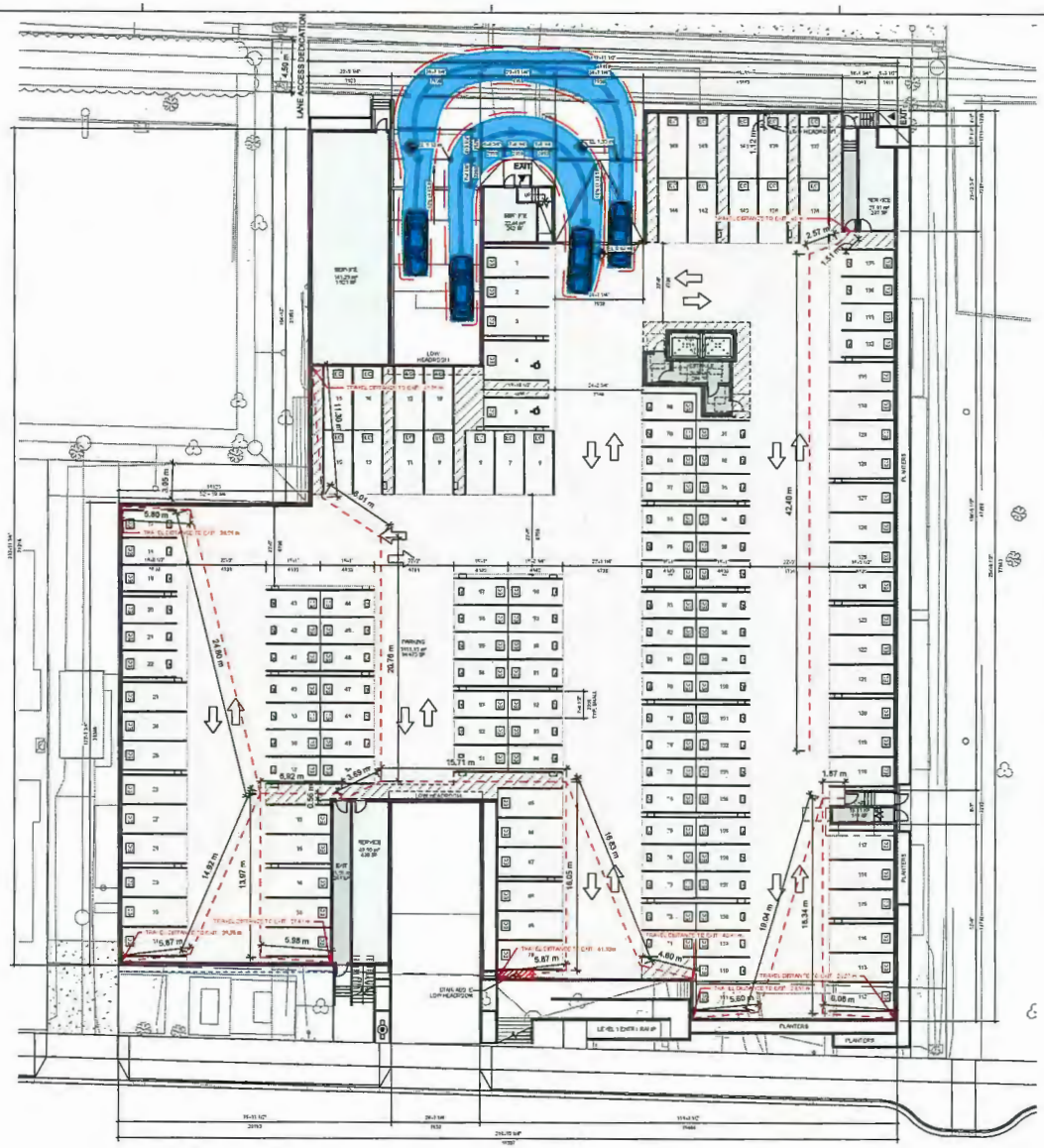
ISSUE DATE

17 JULY 2019

ALL RIGHTS RESERVED BY VIA ARCHITECTURE INCORPORATED. THIS DESIGN IS NOT TO BE USED OR REPRODUCED WITHOUT THE CONSENT OF VIA ARCHITECTURE INCORPORATED.

00 GFA by LEVEL - PARKING		
Name	Area (SF)	Area (SM)
PARKING LEVEL		
ELEVATOR	178	16.51
EXIT	539	50.03
PARKING	38,870	3,611.10
SERVICE	2,549	236.84
VESTIBULE	264	24.58
PARKING: 10	42,397	3,938.84
Grand total: 10	42,397	3,938.84





P1 AREA PLAN

SCALE: 1 : 200

VIA

VIA Architecture | www.via-architecture.com
270 - 601 W Cordova St Vancouver BC V6B 1G1
tel 604 683 1024 fax 604 683 0774

CONSULTANT

PROJECT

Brighouse United Church

8131 BENNETT ROAD
RICHMOND, BC
Lot 362 Section 16 Block 4 North Range 6 West, NWD Plan 47516
Lot 27 Section 16 Block 4 North Range 6 West, NWD Plan 20915
PID 006-199-631, 009-599-126

82716-01

OWNER

BC Conference Property Development Council of the United Church of Canada

PROFESSIONAL SEAL

DESIGN TEAM

AH

PRINCIPAL

PM

PROJECT MANAGER

PA

PROJECT ARCHITECT

Author

DRAWN BY

Checker

CHECKED BY

DRAWING SET DESCRIPTION

REZONING

REVISIONS

No.	DATE	DESCRIPTION
1	22 MAY 2019	REZONING AMENDMENT
2	17 JULY 2019	REZONING AMEND. UPDATE

SHEET TITLE

P1 Area Plan

SHEET NUMBER

RZ 01

ISSUE DATE

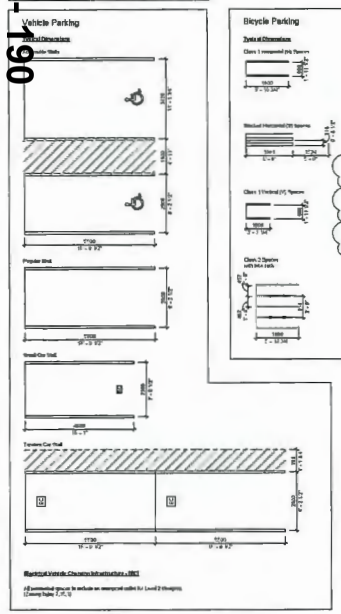
17 JULY 2019

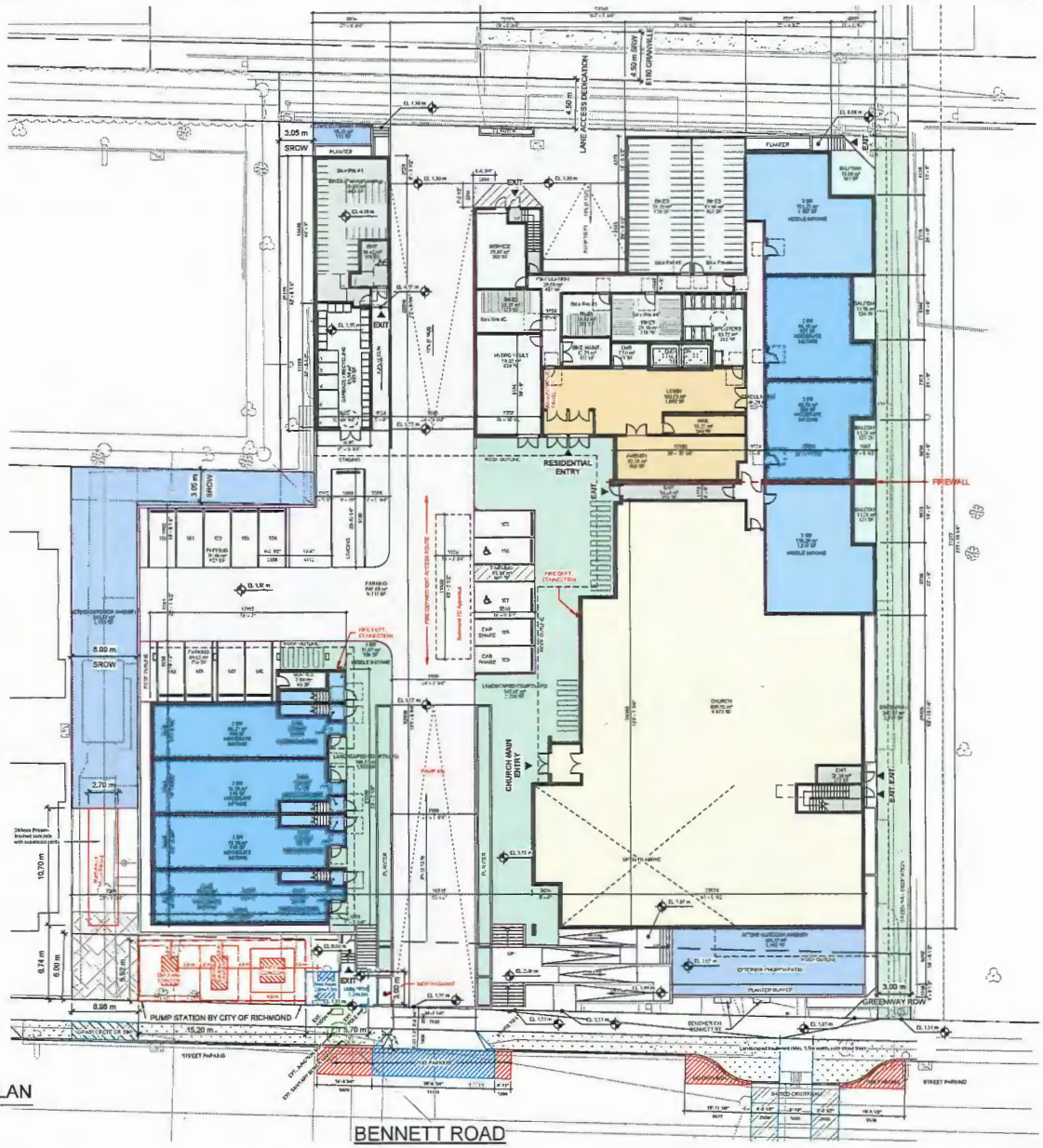
ALL RIGHTS RESERVED BY VIA ARCHITECTURE INCORPORATED. THIS DESIGN IS NOT TO BE USED OR REPRODUCED WITHOUT THE CONSENT OF VIA ARCHITECTURE INCORPORATED.

00 GFA by LEVEL - FAR LEVEL 1			
Name	Area (SF)	Area (SM)	BUH
LEVEL 1a			
CHURCH			
CHURCH	9,973	926.56	
CHURCH: 1	9,973	926.56	
MEWS			
2 BR	927	86.14	Yes
2 BR	800	63.63	Yes
3 BR	1,219	113.28	Yes
3 BR	1,197	111.21	Yes
UNIT: 4	4,244	394.26	
MIDRISE			
CIRCULATION	520	48.28	
EXIT	158	14.47	
EXIT	272	25.25	
EXIT	126	11.73	
GROSS: 4	1,074	99.74	
MIDRISE-AMENITY			
AMENITY	568	52.78	
GROSS: 1	568	52.78	
SHARED			
ELEVATOR	178	16.31	
EXIT	153	14.24	
LOBBY	1,082	100.52	
MAIL	164	15.25	
GROSS: 4	1,575	146.32	
Grand total: 14	17,434	1,619.88	

00 GFA by LEVEL - FAR TOWNHOMES			
Comments	Name	Area (SF)	Area (SM)
LEVEL 1a			
UNIT - TH2 L1	3 BR	128	11.87
UNIT - TH3 L1	3 BR	94	8.68
UNIT - TH4	2 BR	864	80.23
UNIT - TH5	2 BR	843	78.30
UNIT - TH6 L1	3 BR	93	8.64
UNIT - TH7 L1	3 BR	93	8.64
UNIT - TH8	2 BR	843	78.30
UNIT - TH9	2 BR	852	79.17
UNIT - TH10 L1	3 BR	98	9.10
LEVEL 1a: 9		3,907	362.94
Level 2			
UNIT - TH2 L2	3 BR	749	69.61
UNIT - TH3 L2	3 BR	738	68.57
UNIT - TH6 L2	3 BR	705	65.51
UNIT - TH7 L2	3 BR	709	65.88
UNIT - TH10 L2	3 BR	746	69.48
Level 2: 5		3,648	338.73
Level 3			
UNIT - TH2 L3	3 BR	525	48.76
UNIT - TH2 L3	BALCONY ENCLOSED	117	10.89
UNIT - TH3 L3	3 BR	521	48.38
UNIT - TH3 L3	BALCONY ENCLOSED	171	15.89
UNIT - TH6 L3	3 BR	520	48.33
UNIT - TH6 L3	BALCONY ENCLOSED	52	4.79
UNIT - TH7 L3	3 BR	521	48.38
UNIT - TH10 L3	3 BR	527	49.00
Level 3: 9		2,954	274.43
Grand total: 23		10,507	976.10

00 GFA by LEVEL - FAR LEVEL 1 - EXCL		
Name	Area (SF)	Area (SM)
LEVEL 1a		
BIKES	205	19.06
BIKES	315	29.30
HYDRO VAULT	539	50.33
SCOOTERS	363	33.72
GARBAGE / RECYCLING	553	51.58
(Parking/Loading)	843	78.30
ICE	826	76.70
ENCE	366	33.97
MAINT.	137	12.75
	81	7.56
	272	25.25
ICE	85	7.88
	667	61.96
ULATION	427	39.66
GROSS - FAR EXCL: 14	5,857	546.95
Grand total: 14	5,857	546.95





LEVEL 1 AREA PLAN

SCALE: 1 : 200

190

VIA Architecture | www.via-architecture.com
270 - 601 W Cordova St Vancouver BC V6B 1G1
tel 604 683 1024 fax 604 683 0774

CONSULTANT

PROJECT

Brighouse United Church

8131 BENNETT ROAD
RICHMOND, BC
Lot 362 Section 16 Block 4 North Range 6 West, NWD Plan 47516
Lot 27 Section 16 Block 4 North Range 6 West, NWD Plan 20915
PID 008-199-631, 009-599-126

RZ16-01

OWNER

BC Conference Property Development Council of the United Church of Canada

PROFESSIONAL SEAL

DESIGN TEAM
AH
PRINCIPLE
PM
PROJECT MANAGER
PA
PROJECT ARCHITECT
Author
DRAWN BY
Checker
CHECKED BY

DRAWING SET DESCRIPTION

REZONING

REVISIONS

NO.	DATE	DESCRIPTION
1	21 MAY 2019	REZONING AMENDMENT
2	17 JULY 2019	REZONING AMTNG. UPDATE
3	16 AUG 2019	REZONING AMEND - ENG. REV.
4	28 AUG 2019	REZONING AMEND - ENG. REV.
5	07 OCT 2019	REZONING AMEND - AFFORDABILITY REV.

SHEET TITLE

L1 Area Plan

SHEET NUMBER

RZ 02

ISSUE DATE

07 OCTOBER 2019

ALL RIGHTS RESERVED BY VIA ARCHITECTURE INCORPORATED. THIS DESIGN IS NOT TO BE USED OR REPRODUCED WITHOUT THE CONSENT OF VIA ARCHITECTURE INCORPORATED.

00 GFA by LEVEL - FAR LEVEL 2			
Name	Area (SF)	Area (SM)	BUH
Level 2			
MIDRISE			
CIRCULATION	1,574	146.23	
GROSS: 1	1,574	146.23	
1 BR	621	57.70	Yes
1 BR	621	57.70	Yes
1 BR	614	57.01	Yes
1 BR - ACCESSIBLE	621	57.70	Yes
1 BR - ACCESSIBLE	658	61.17	Yes
2 BR	915	85.04	Yes
2 BR	915	85.04	Yes
2 BR	909	84.47	Yes
2 BR	898	83.28	Yes
2 BR	923	85.71	Yes
2 BR	930	86.42	Yes
2 BR	923	85.71	Yes
2 BR - ACCESSIBLE	911	84.62	Yes
3 BR	1,198	111.25	Yes
3 BR	1,207	112.12	Yes
3 BR	1,172	108.86	Yes
3 BR	1,048	97.38	No
STUDIO	433	40.26	Yes
STUDIO	433	40.23	Yes
STUDIO	433	40.24	Yes
STUDIO	433	40.24	Yes
STUDIO	437	40.62	Yes
STUDIO	431	40.04	Yes
STUDIO	433	40.23	Yes
STUDIO	422	39.19	No
UNIT: 25	18,537	1,722.16	
Grand total: 26	20,111	1,868.39	

00 GFA by LEVEL - FAR LEVEL 2 - EXCL		
Name	Area (SF)	Area (SM)
Level 2		
ELEVATOR	176	16.31
IT	170	15.79
SERVICE	154	14.35
ELECTRICAL	27	2.48
IT	291	27.08
GROSS - FAR EXCL:	818	76.00
Grand total: 5	818	76.00

00 GFA by LEVEL - FAR TOWNHOMES			
Comments	Name	Area (SF)	Area (SM)
LEVEL 1a			
UNIT - TH2 L1	3 BR	128	11.87
UNIT - TH3 L1	3 BR	94	8.69
UNIT - TH4	2 BR	864	80.23
UNIT - TH5	2 BR	843	78.30
UNIT - TH6 L1	3 BR	93	8.64
UNIT - TH7 L1	3 BR	93	8.64
UNIT - TH8	2 BR	843	78.30
UNIT - TH9	2 BR	852	79.17
UNIT - TH10 L1	3 BR	98	9.10
LEVEL 1a: 9		3,907	362.94
Level 2			
UNIT - TH2 L2	3 BR	749	69.61
UNIT - TH3 L2	3 BR	738	68.57
UNIT - TH6 L2	3 BR	705	65.51
UNIT - TH7 L2	3 BR	708	65.58
UNIT - TH10 L2	3 BR	748	69.48
Level 2: 5		3,648	338.73
Level 3			
UNIT - TH2 L3	3 BR	525	48.76
UNIT - TH2 L3	BALCONY ENCLOSED	117	10.89
UNIT - TH3 L3	3 BR	521	48.38
UNIT - TH3 L3	BALCONY ENCLOSED	171	15.88
UNIT - TH6 L3	3 BR	520	48.33
UNIT - TH8 L3	BALCONY ENCLOSED	52	4.79
UNIT - TH7 L3	3 BR	521	48.38
UNIT - TH10 L3	3 BR	527	48.96
Level 3: 9		2,954	274.43
Grand total: 23		10,507	976.10

LEVEL 2 AREA PLAN

SCALE: 1 : 200

CNCL - 191

VIA Architecture | www.via-architecture.com
270 - 601 W Cordova St Vancouver BC V6B 1G1
tel 604 683 1024 fax 604 683 0774

CONSULTANT

PROJECT

Brighouse United Church

8131 BENNETT ROAD
RICHMOND, BC
Lot 352 Section 16 Block 4 North Range 6 West, NWD Plan 47516
Lot 27 Section 16 Block 4 North Range 6 West, NWD Plan 20915
PID 006-199-631, 009-599-126

RZ216-01

OWNER

BC Conference Property Development Council of the United Church of Canada

PROFESSIONAL SEAL

DESIGN TEAM

AH

PRINCIPLE

PM

PROJECT MANAGER

PA

PROJECT ARCHITECT

Author

DRAWN BY

Checker

CHECKED BY

DRAWING SET DESCRIPTION

REZONING

REVISIONS

No.	DATE	DESCRIPTION
1	23 MAY 2019	REZONING AMENDMENT
2	17 JULY 2018	REZONING AMEND. UPDATE
3	16 AUG 2019	REZONING AMEND - ENG. REV.
4	16 AUG 2019	REZONING AMEND - ENG. REV.
5	07 OCT 2019	REZONING AMEND - AFFORDABILITY REV.

SHEET TITLE

L2 Area Plan

SHEET NUMBER

RZ 03

ISSUE DATE

07 OCTOBER 2019

ALL RIGHTS RESERVED BY VIA ARCHITECTURE INCORPORATED. THIS DESIGN IS NOT TO BE USED OR REPRODUCED WITHOUT THE CONSENT OF VIA ARCHITECTURE INCORPORATED.

00 GFA by LEVEL - FAR LEVEL 3			
Name	Area (SF)	Area (SM)	BUH
Level 3			
MIDRISE			
CIRCULATION	1,602	148,85	
GROSS. 1	1,602	148,85	
1 BR	539	50,08	No
1 BR	621	57,70	Yes
1 BR	621	57,70	Yes
1 BR	614	57,01	Yes
1 BR - ACCESSIBLE	621	57,70	Yes
1 BR - ACCESSIBLE	658	61,16	Yes
2 BR	923	85,71	Yes
2 BR	915	85,04	Yes
2 BR	915	85,04	Yes
2 BR	909	84,47	Yes
2 BR	901	83,71	Yes
2 BR	923	85,71	Yes
2 BR	930	86,42	Yes
2 BR - ACCESSIBLE	911	84,62	Yes
3 BR	1,159	107,71	Yes
3 BR	1,167	108,43	Yes
3 BR	1,197	111,20	Yes
3 BR	1,207	112,17	Yes
3 BR	1,172	108,85	Yes
STUDIO	433	40,28	Yes
STUDIO	433	40,23	Yes
STUDIO	433	40,24	Yes
STUDIO	433	40,24	Yes
STUDIO	437	40,62	Yes
STUDIO	431	40,04	Yes
STUDIO	433	40,23	Yes
UNIT: 26	19,938	1,852,32	
Grand total: 27	21,540	2,001,17	

00 GFA by LEVEL - FAR LEVEL 3 - EXCL		
Name	Area (SF)	Area (SM)
Level 3		
ELEVATOR	178	16,51
SERVICE	154	14,35
EXIT	170	15,79
ELECTRICAL	27	2,48
EXIT	171	15,85
GROSS - FAR EXCL. 5	697	64,79
Grand total: 5	697	64,79

00 GFA by LEVEL - FAR TOWNHOMES			
Comments	Name	Area (SF)	Area (SM)
LEVEL 1a			
UNIT - TH2 L1	3 BR	128	11,87
UNIT - TH3 L1	3 BR	94	8,69
UNIT - TH4	2 BR	864	80,23
UNIT - TH5	2 BR	843	78,30
UNIT - TH6 L1	3 BR	93	8,64
UNIT - TH7 L1	3 BR	93	8,64
UNIT - TH8	2 BR	843	78,30
UNIT - TH9	2 BR	852	79,17
UNIT - TH10 L1	3 BR	88	8,10
LEVEL 1a. 9		3,907	362,94
Level 2			
UNIT - TH2 L2	3 BR	749	69,61
UNIT - TH3 L2	3 BR	738	68,57
UNIT - TH5 L2	3 BR	705	65,51
UNIT - TH7 L2	3 BR	705	65,56
UNIT - TH10 L2	3 BR	745	69,48
Level 2: 5		3,646	338,73
Level 3			
UNIT - TH2 L3	3 BR	525	48,78
UNIT - TH2 L3	BALCONY ENCLOSED	117	10,89
UNIT - TH3 L3	3 BR	521	48,38
UNIT - TH3 L3	BALCONY ENCLOSED	171	15,89
UNIT - TH5 L3	3 BR	520	48,33
UNIT - TH8 L3	BALCONY ENCLOSED	52	4,79
UNIT - TH7 L3	3 BR	521	48,38
UNIT - TH10 L3	3 BR	527	49,00
Level 3: 9		2,954	274,43
Grand total: 23		10,507	976,10

LEVEL 3 AREA PLAN

SCALE: 1 : 200

CNCL - 192

VIA Architecture | www.via-architecture.com
270 - 601 W Cordova St Vancouver BC V6B 1G1
tel 604 683 1024 fax 604 683 0774

CONSULTANT

PROJECT

Brighouse United Church

8131 BENNETT ROAD
RICHMOND, BC
Lot 362 Section 16 Block 4 North Range 6 West, NWD Plan 47516
Lot 27 Section 16 Block 4 North Range 6 West, NWD Plan 22915
PID 006-199-631, 009-999-126

R2716-01

OWNER

BC Conference Property Development Council of the United Church of Canada

PROFESSIONAL SEAL

DESIGN TEAM
AH
PRINCIPLE
PM
PROJECT MANAGER
PA
PROJECT ARCHITECT
Author
DRAWN BY
Checker
CHECKED BY

DRAWING SET DESCRIPTION

REZONING

REVISIONS

No.	DATE	DESCRIPTION
1	11 MAY 2019	REZONING AMENDMENT
2	17 JULY 2019	REZONING AMDNG. UPDATE
3	16 AUG 2019	REZONING AMEND - ENG. REV.
4	16 AUG 2019	REZONING AMEND - ENG. REV.
5	07 OCT 2019	REZONING AMEND - AFFORDABILITY REV.

SHEET TITLE

L3 Area Plan

SHEET NUMBER

RZ 04

ISSUE DATE

07 OCTOBER 2019

ALL RIGHTS RESERVED BY VIA ARCHITECTURE INCORPORATED. THIS DESIGN IS NOT TO BE USED OR REPRODUCED WITHOUT THE CONSENT OF VIA ARCHITECTURE INCORPORATED.

00 GFA by LEVEL - FAR LEVEL 4			
Name	Area (SF)	Area (SM)	SUM
Level 4			
MIDRISE			
CIRCULATION	1,602	148.85	
GROSS: 1	1,602	148.85	
1 BR	539	50.08	No
1 BR	614	57.01	Yes
1 BR	621	57.70	Yes
1 BR	621	57.70	Yes
1 BR - ACCESSIBLE	621	57.70	Yes
1 BR - ACCESSIBLE	658	61.16	Yes
2 BR	923	85.71	Yes
2 BR	915	85.04	Yes
2 BR	915	85.04	Yes
2 BR	909	84.47	Yes
2 BR	901	83.71	Yes
2 BR	923	85.71	Yes
2 BR	930	86.42	Yes
2 BR - ACCESSIBLE	911	84.62	Yes
3 BR	1,197	111.20	Yes
3 BR	1,207	112.17	Yes
3 BR	1,172	108.86	Yes
3 BR	1,167	108.43	Yes
3 BR	1,159	107.71	Yes
STUDIO	431	40.04	Yes
STUDIO	433	40.23	Yes
STUDIO	433	40.23	Yes
STUDIO	433	40.24	Yes
STUDIO	433	40.24	Yes
STUDIO	437	40.62	Yes
STUDIO	433	40.23	Yes
UNIT: 26	19,038	1,852.32	
Grand total: 27	21,540	2,001.17	

00 GFA by LEVEL - FAR LEVEL 4 - EXCL		
Name	Area (SF)	Area (SM)
Level 4		
[illegible]ATOR	171	15.85
[illegible]CE	154	14.35
[illegible]RICAL	170	15.79
[illegible]S - FAR EXCL: 5	27	2.48
[illegible] total: 5	897	84.79

LEVEL 4 AREA PLAN

SCALE: 1 : 200

VIA Architecture | www.via-architecture.com
270 - 601 W Cordova St Vancouver BC V6B 1G1
tel 604 683 1024 fax 604 683 0774

CONSULTANT

PROJECT

Brighouse United Church

8131 BENNETT ROAD
RICHMOND, BC
Lot 182 Section 16 Block 4 North Range 6 West, NWD Plan 47516
Lot 27 Section 16 Block 4 North Range 6 West, NWD Plan 20915
PID 006-199-631, 009-599-126

82716-01

OWNER

BC Conference Property Development Council of the United Church of Canada

PROFESSIONAL SEAL

DESIGN TEAM

AH

PRINCIPLE

PM

PROJECT MANAGER

PA

PROJECT ARCHITECT

Author

DRAWN BY

Checker

CHECKED BY

DRAWING SET DESCRIPTION

REZONING

REVISIONS

No.	DATE	DESCRIPTION
1	21 MAY 2019	REZONING AMENDMENT
2	17 JULY 2019	REZONING AMEND. UPDATE
3	16 AUG 2019	REZONING AMEND - ENG. REV.
4	28 AUG 2019	REZONING AMEND - ENG. REV.
5	07 OCT 2019	REZONING AMEND - AFFORDABILITY REV.

SHEET TITLE

L4 Area Plan

SHEET NUMBER

RZ 05

ISSUE DATE

07 OCTOBER 2019

ALL RIGHTS RESERVED BY VIA ARCHITECTURE INCORPORATED. THIS DESIGN IS NOT TO BE USED OR REPRODUCED WITHOUT THE CONSENT OF VIA ARCHITECTURE INCORPORATED.

00 GFA by LEVEL - FAR LEVEL 5			
Name	Area (SF)	Area (SM)	BUH
Level 5			
MIDRISE			
CIRCULATION	1,602	148.85	
GROSS: 1	1,602	148.85	
1 BR	614	57.01	Yes
1 BR	621	57.70	Yes
1 BR	621	57.70	Yes
1 BR	539	50.08	No
1 BR - ACCESSIBLE	621	57.70	Yes
1 BR - ACCESSIBLE	658	61.16	Yes
2 BR	923	85.71	Yes
2 BR	915	85.04	Yes
2 BR	909	84.47	Yes
2 BR	901	83.71	Yes
2 BR	923	85.71	Yes
2 BR	930	86.42	Yes
2 BR - ACCESSIBLE	911	84.62	Yes
3 BR	1,197	111.20	Yes
3 BR	1,207	112.17	Yes
3 BR	1,172	108.88	Yes
3 BR	1,167	108.43	Yes
3 BR	1,159	107.71	Yes
STUDIO	433	40.26	Yes
STUDIO	435	40.23	Yes
STUDIO	433	40.24	Yes
STUDIO	433	40.24	Yes
STUDIO	437	40.62	Yes
STUDIO	431	40.04	Yes
STUDIO	433	40.23	Yes
UNIT: 28	19,938	1,852.32	
Grand total: 27	21,540	2,001.17	

00 GFA by LEVEL - FAR LEVEL 5 - EXCL		
Name	Area (SF)	Area (SM)
Level 5		
ELEVATOR	176	16.31
SERVICE	154	14.35
UNIT	170	15.79
ELECTRICAL	27	2.48
UNIT	171	15.88
GROSS - FAR EXCL:	697	64.79
Grand total: 5	697	64.79

LEVEL 5 AREA PLAN

SCALE: 1 : 200

VIA

VIA Architecture | www.via-architecture.com
270 - 601 W Cordova St Vancouver BC V6B 1G1
tel 604 683 1024 fax 604 683 0774

CONSULTANT

PROJECT

Brighouse United Church

8131 BENNETT ROAD
RICHMOND, BC
Lot 362 Section 16 Block 4 North Range 6 West, NWD Plan 47516
Lot 27 Section 16 Block 4 North Range 6 West, NWD Plan 22915
PID 006-199-631, 009-599-126

RZ16-01

OWNER

BC Conference Property Development Council of the United Church of Canada

PROFESSIONAL SEAL

DESIGN TEAM

AH

PRINCIPLE

PM

PROJECT MANAGER

PA

PROJECT ARCHITECT

Author

DRAWN BY

Checker

CHECKED BY

DRAWING SET DESCRIPTION

REZONING

REVISIONS

No.	DATE	DESCRIPTION
1	21 MAY 2019	REZONING AMENDMENT
2	17 JULY 2019	REZONING AMEND. UPDATE
3	16 AUG 2019	REZONING AMEND - ENG. REV.
4	16 AUG 2019	REZONING AMEND - ENG. REV.
5	07 OCT 2019	REZONING AMEND - APPROACHABILITY REV.

SHEET TITLE

L5 Area Plan

SHEET NUMBER

RZ 06

ISSUE DATE

07 OCTOBER 2019

ALL RIGHTS RESERVED BY VIA ARCHITECTURE INCORPORATED. THIS DESIGN IS NOT TO BE USED OR REPRODUCED WITHOUT THE CONSENT OF VIA ARCHITECTURE INCORPORATED.

00 GFA by LEVEL - FAR LEVEL 6			
Name	Area (SF)	Area (SM)	BUH
Level 6			
MIDRISE			
CIRCULATION	1,602	148.85	
GROSS: 1	1,602	148.85	
1 BR	621	57.70	Yes
1 BR	621	57.70	Yes
1 BR	614	57.01	Yes
1 BR	539	50.08	No
1 BR - ACCESSIBLE	621	57.70	Yes
1 BR - ACCESSIBLE	658	61.15	Yes
2 BR	915	85.04	Yes
2 BR	915	85.04	Yes
2 BR	909	84.47	Yes
2 BR	921	85.71	Yes
2 BR	930	86.42	Yes
2 BR	923	85.71	Yes
2 BR	923	85.71	Yes
2 BR - ACCESSIBLE	911	84.62	Yes
3 BR	1,197	111.20	Yes
3 BR	1,207	112.17	Yes
3 BR	1,172	108.88	Yes
3 BR	1,167	108.43	Yes
3 BR	1,159	107.71	Yes
STUDIO	431	40.04	Yes
STUDIO	433	40.26	Yes
STUDIO	433	40.23	Yes
STUDIO	433	40.24	Yes
STUDIO	433	40.24	Yes
STUDIO	437	40.62	Yes
STUDIO	433	40.23	Yes
UNIT: 35	19,938	1,852.32	
Grand total: 37	21,540	2,001.17	

00 GFA by LEVEL - FAR LEVEL 6 - EXCL		
Name	Area (SF)	Area (SM)
Level 6		
ELEVATOR	176	16.31
SERVICE	154	14.35
EXIT	170	15.79
EXIT	171	15.85
ELECTRICAL	27	2.48
GROSS - FAR EXCL.: 5	697	64.79
Grand total: 5	697	64.79

LEVEL 6 AREA PLAN

SCALE: 1 : 200

VIA Architecture | www.via-architecture.com
270 - 601 W Cordova St Vancouver BC V6B 1G1
tel 604 683 1024 fax 604 683 0774

CONSULTANT

PROJECT

Brighouse United Church

8131 BENNETT ROAD
RICHMOND, BC
Lot 352 Section 16 Block 4 North Range 6 West, NWD Plan 47516
Lot 27 Section 16 Block 4 North Range 6 West, NWD Plan 20915
PID 006-199-631, 009-599-126

RZ716-01

OWNER

BC Conference Property Development Council of the United Church of Canada

PROFESSIONALS:

DESIGN TEAM

AH

PRINCIPAL

PM

PROJECT MANAGER

PA

PROJECT ARCHITECT

Author

DRAWN BY

Checker

CHECKED BY

DRAWING SET DESCRIPTION

REZONING

REVISIONS

No.	DATE	DESCRIPTION
1	21 MAY 2019	REZONING AMENDMENT
2	17 JULY 2019	REZONING AMEND. UPDATE
3	16 AUG 2019	REZONING AMEND - ENG. REV.
4	18 AUG 2019	REZONING AMEND - ENG. REV.
5	07 OCT 2019	REZONING AMEND - AFFORDABILITY REV

SHEET TITLE

L6 Area Plan

SHEET NUMBER

RZ 07

ISSUE DATE

07 OCTOBER 2019

ALL RIGHTS RESERVED BY VIA ARCHITECTURE INCORPORATED. THIS DESIGN IS NOT TO BE USED OR REPRODUCED WITHOUT THE CONSENT OF VIA ARCHITECTURE INCORPORATED.

$$\frac{(2.33 * 2.74m) + (1.8*16.8m) + (1.97 * 5.21m)}{(2.74m + 6.12m + 10.88m + 5.21m)} = \frac{(6.38) + (28.68) + (10.28)}{24.75} = 1.76 \text{ AVERAGE GRADE (NORTH ON LANE)}$$

North Elevation

SCALE: 1 : 150

CNCL - 196

VIA

VIA Architecture | www.via-architecture.com
270 - 601 W Cordova St Vancouver BC V6B 1G1
tel 604 683 1024 fax 604 683 0774

CONSULTANT

PROJECT

Brighouse United Church

8131 BENNETT ROAD
RICHMOND, BC
Lot 362 Section 16 Block 4 North Range 6 West, NWD Plan 47516
Lot 27 Section 16 Block 4 North Range 6 West, NWD Plan 20915
PID 006-199-631, 009-599-126

82716-01

OWNER

BC Conference Property Development Council of the United Church of Canada

PROFESSIONAL SEAL

DESIGN TEAM

AH

PRINCIPLE

PM

PROJECT MANAGER

PA

PROJECT ARCHITECT

Author

DRAWN BY

Checker

CHECKED BY

DRAWING SET DESCRIPTION

REZONING

REVISIONS

No.	DATE	DESCRIPTION
1	21 MAY 2019	REZONING AMENDMENT

SHEET TITLE

North Elevation

SHEET NUMBER

RZ 08

ISSUE DATE

17 JULY 2019

ALL RIGHTS RESERVED BY VIA ARCHITECTURE INCORPORATED. THIS DESIGN IS NOT TO BE USED OR REPRODUCED WITHOUT THE CONSENT OF VIA ARCHITECTURE INCORPORATED.

East Elevation

SCALE: 1 : 150

$$\frac{(1.91 * 16.27m) + [((1.91+2.33)/2) * 55.85m]}{(16.27m + 55.85m)} = \frac{51.07 + 118.40}{72.12\ m} = 2.07\ \text{AVERAGE GRADE (EAST)}$$

CNCL - 197

VIA

VIA Architecture | www.via-architecture.com
270 - 601 W Cordova St Vancouver BC V6B 1G1
tel 604 683 1024 fax 604 683 0774

CONSULTANT

PROJECT

Brighouse United Church

8131 BENNETT ROAD
RICHMOND, BC
Lot 362 Section 16 Block 4 North Range 6 West, NWD Plan 47516
Lot 27 Section 16 Block 4 North Range 6 West, NWD Plan 20915
PID 006-199-631, 009-599-126

822716-01

OWNER

BC Conference Property Development Council of the United Church of Canada

PROFESSIONAL SEAL

DESIGN TEAM

AH

PRINCIPLE

PM

PROJECT MANAGER

PA

PROJECT ARCHITECT

Author

DRAWN BY

Checker

CHECKED BY

DRAWING SET DESCRIPTION

REZONING

REVISIONS

No.	DATE	DESCRIPTION
1	31 MAY 2019	REZONING AMENDMENT

SHEET TITLE

East Elevation

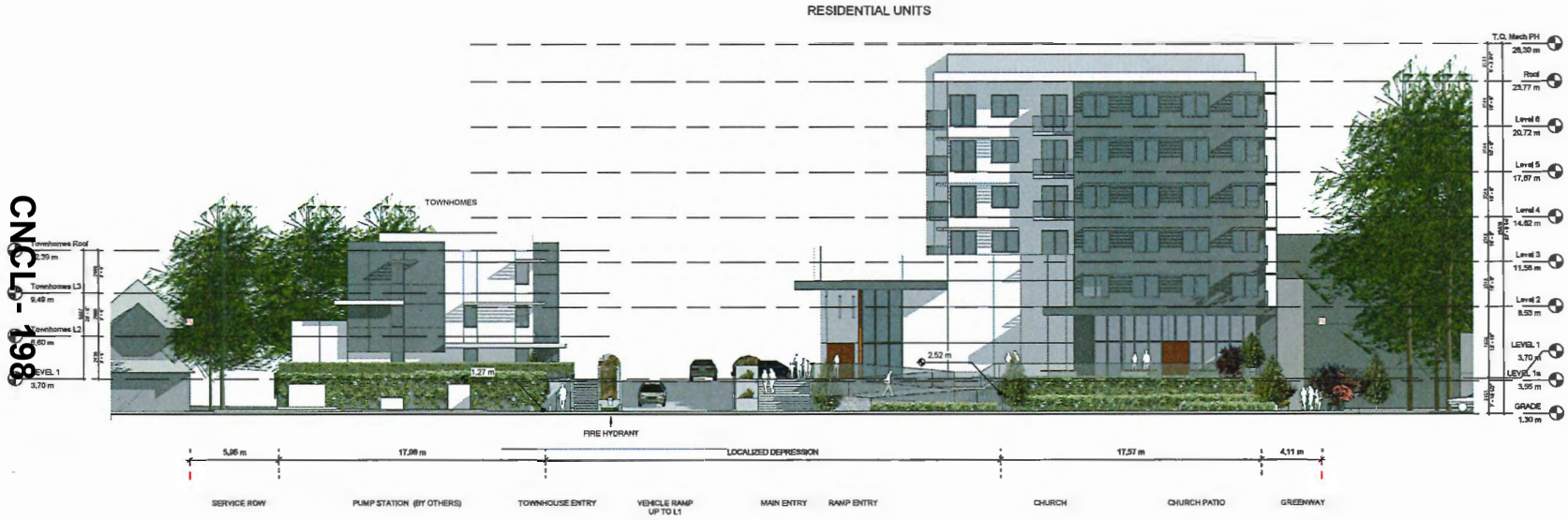
SHEET NUMBER

RZ 09

ISSUE DATE

17 JULY 2019

ALL RIGHTS RESERVED BY VIA ARCHITECTURE INCORPORATED. THIS DESIGN IS NOT TO BE USED OR REPRODUCED WITHOUT THE CONSENT OF VIA ARCHITECTURE INCORPORATED.



$$\frac{(1.27 * 17.96\,m) + (2.52 * 17.57m)}{(17.96m + 17.57m)} = \frac{(22.80m) + (44.27\,m)}{35.53\,m} = 1.88\,m \text{ AVERAGE GRADE (SOUTH)}$$

South Elevation

SCALE: 1 : 150

CNCL - 198

VIA

VIA Architecture | www.viaarchitecture.com
270 - 501 W Cordova St Vancouver BC V6B 1G1
tel 604 683 1024 fax 604 683 0774

CONSULTANT

PROJECT

Brighouse United Church

8131 BENNETT ROAD
RICHMOND, BC
Lot 362 Section 16 Block 4 North Range 6 West, NWD Plan 47516
Lot 27 Section 16 Block 4 North Range 6 West, NWD Plan 20915
PID 006-139-631, 009-599-126

E2716-01

OWNER

BC Conference Property Development Council of the United Church of Canada

PROFESSIONAL SEAL

DESIGN TEAM

AH
PRINCIPLE
PM
PROJECT MANAGER
PA
PROJECT ARCHITECT
Author
DRAWN BY
Checker
CHECKED BY

DRAWING SET DESCRIPTION

REZONING

REVISIONS

No.	DATE	DESCRIPTION
1	21 MAY 2019	REZONING AMENDMENT

SHEET TITLE

South Elevation

SHEET NUMBER

RZ 10

ISSUE DATE

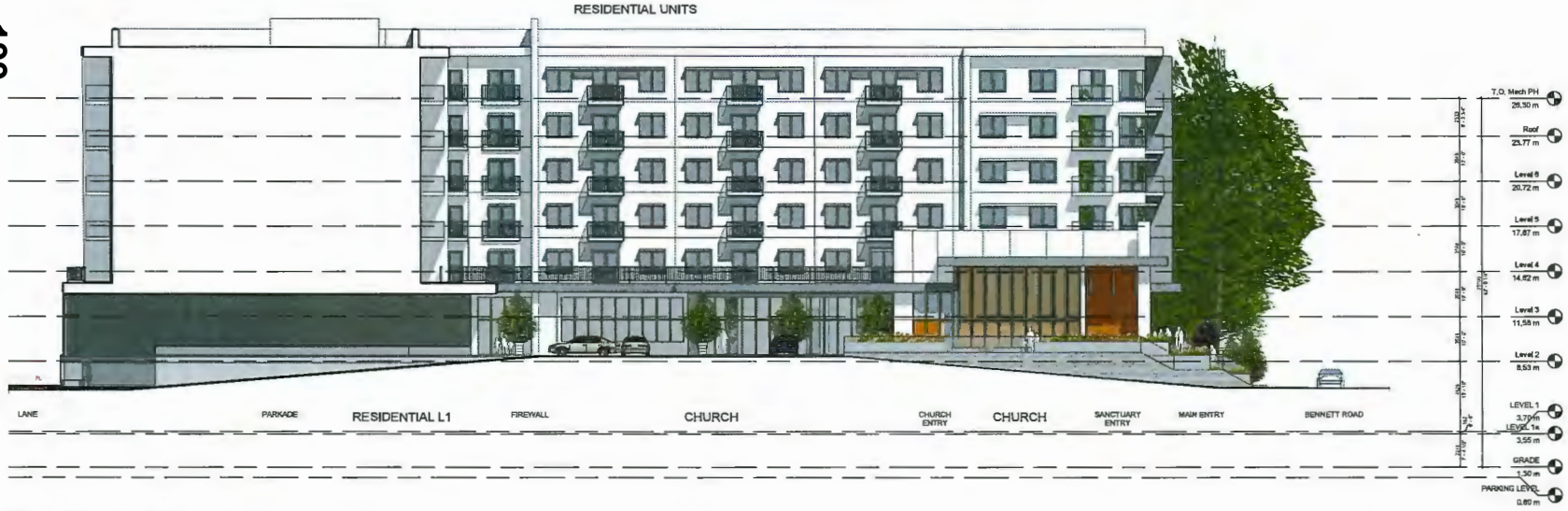
17 JULY 2019

ALL RIGHTS RESERVED BY VIA ARCHITECTURE INCORPORATED. THIS DESIGN IS NOT TO BE USED OR REPRODUCED WITHOUT THE CONSENT OF VIA ARCHITECTURE INCORPORATED.

1.33 AVERAGE GRADE (WEST)
"AVERAGE GRADE (ALT. SOLUTION REQ'D)"

West Elevation

SCALE: 1 : 150



West Elevation - Section

SCALE: 1 : 150

VIA

VIA Architecture | www.via-architecture.com
270 - 601 W Cordova St Vancouver BC V6B 1G1
tel 604 683 1024 fax 604 683 0774

CONSULTANT

PROJECT

Brighouse United Church

8131 BENNETT ROAD
RICHMOND, BC
Lot 362 Section 16 Block 4 North Range 6 West, NWD Plan 47516
Lot 27 Section 16 Block 4 North Range 6 West, NWD Plan 20915
PID 006-199-631, 009-595-126

82716-01

OWNER

BC Conference Property Development Council of the United Church of Canada

PROFESSIONAL SEAL

DESIGN TEAM

AH
PRINCIPLE
PM
PROJECT MANAGER
PA
PROJECT ARCHITECT
Author
DRAWN BY
Checker
CHECKED BY

DRAWING SET DESCRIPTION

REZONING

REVISIONS

No.	DATE	DESCRIPTION
1	21 MAY 2019	REZONING AMENDMENT

SHEET TITLE

West Elevation

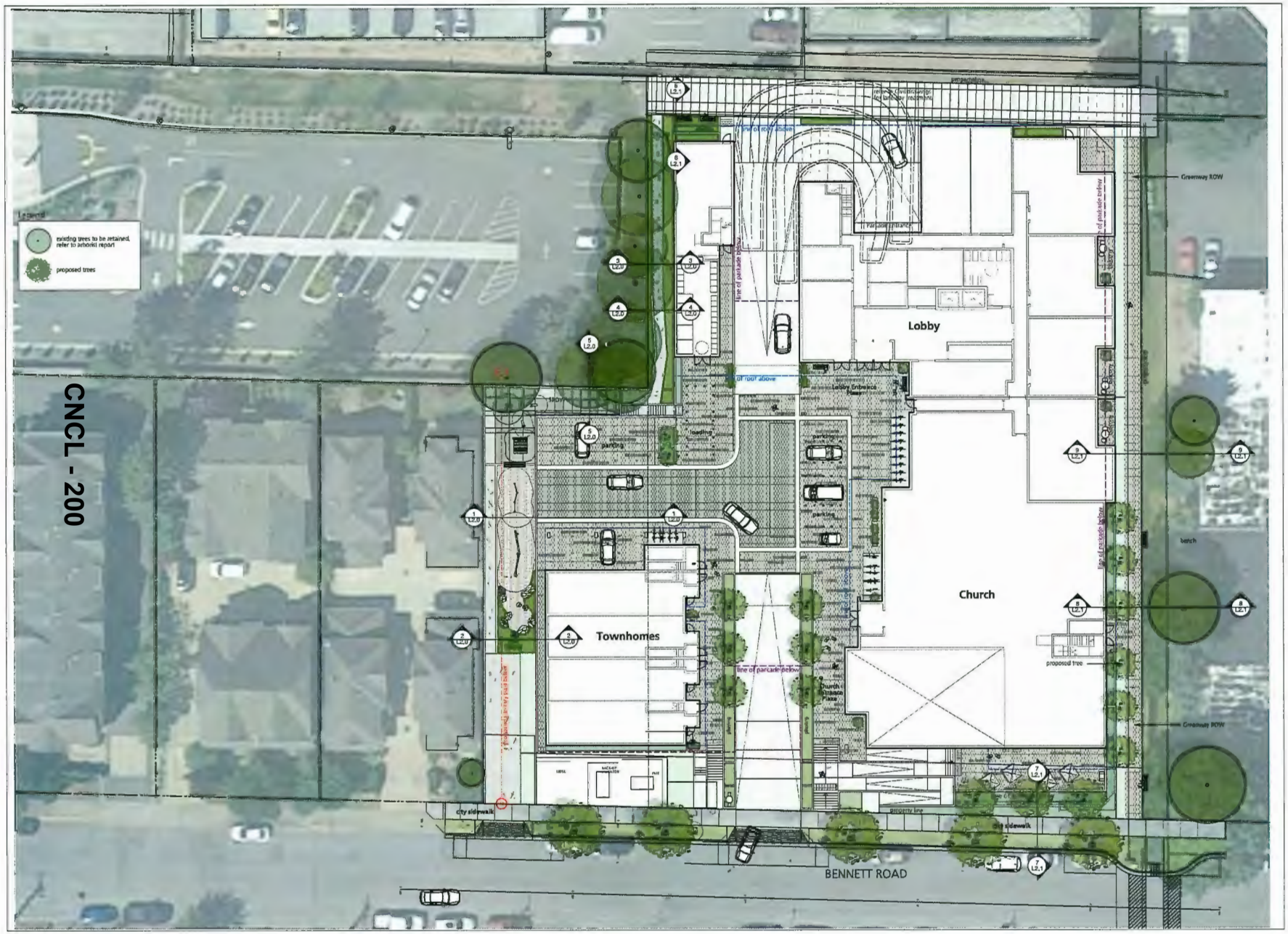
SHEET NUMBER

RZ 11

ISSUE DATE

17 JULY 2019

ALL RIGHTS RESERVED BY VIA ARCHITECTURE INCORPORATED. THIS DESIGN IS NOT TO BE USED OR REPRODUCED WITHOUT THE CONSENT OF VIA ARCHITECTURE INCORPORATED.



P+A
Landscape Architecture
Site Planning

R. Kim Perry & Associates Inc.
112 East Broadway
Vancouver, BC V5T 1V9

T 604 738 4118
F 604 738 4116
www.perryandassociates.ca

Revision No.		Date
1	Issued for Rezoning	2019/05/16

COPYRIGHT RESERVED
This drawing is and shall remain the property of R. Kim Perry & Associates Inc., and R. Kim Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of R. Kim Perry & Associates Inc.

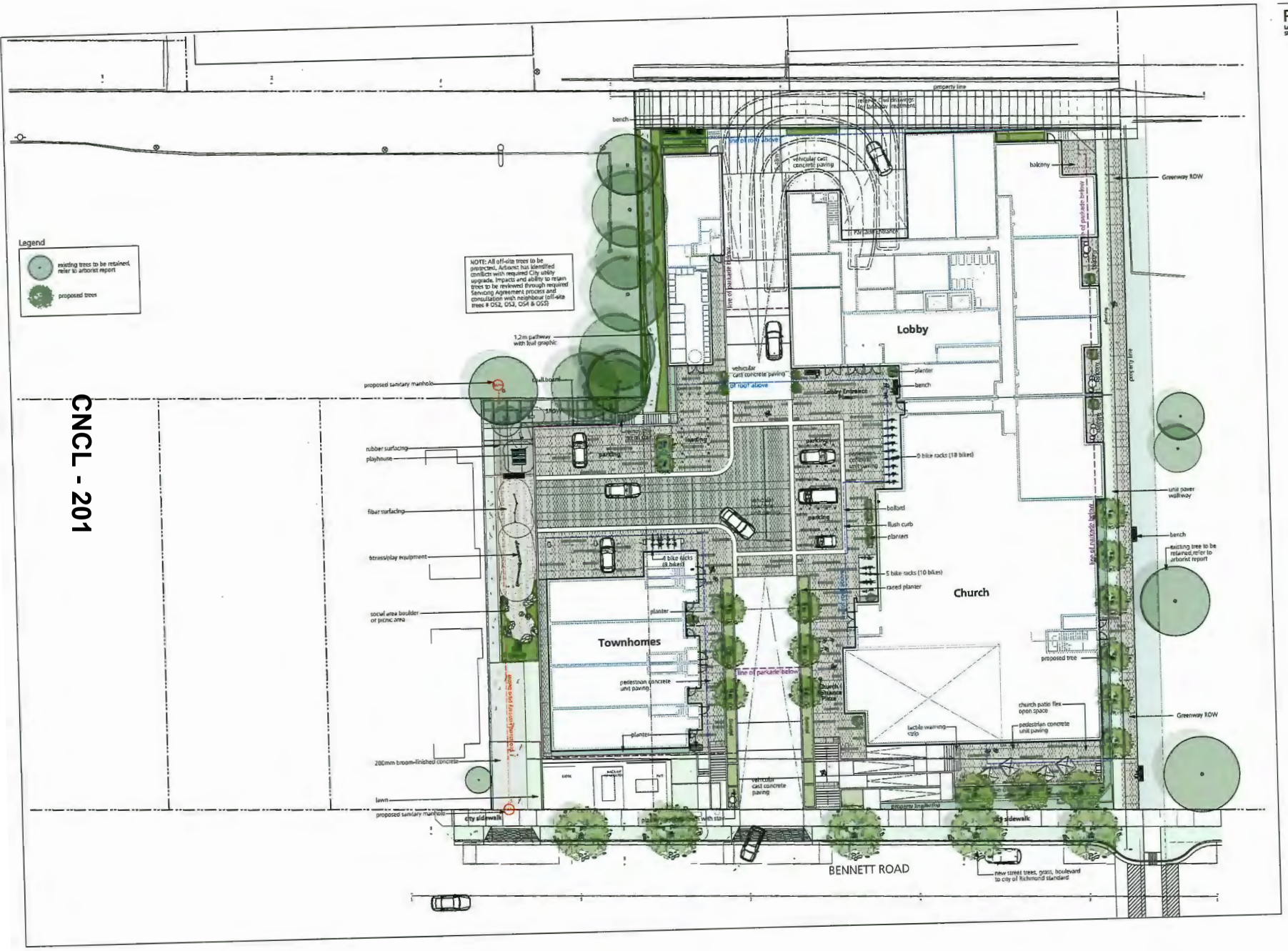
Client:
Brighouse United Church

Project Title:
8131 - 8151 Bennett Road Richmond, BC

Drawing Title:
Layout Plan

Project North:

Drawn By: TT
Checked By: MP
Scale: 1:200
Job No.: 19-023
Sheet No.: **L-1.0**



P+A
Landscape Architecture
Site Planning

R. Kim Perry & Associates Inc.
112 East Broadway
Vancouver, BC V5T 1V9
T 604 728 4118
F 604 728 4116
www.perryandassociates.ca

Revision No.		Date
2	Issued for Review	2019/07/16
1	Issued for Rezoning	2019/05/16

COPYRIGHT RESERVED
This drawing is and shall remain the property of R. Kim Perry & Associates Inc., and R. Kim Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purposes of any other project without the prior written consent of R. Kim Perry & Associates Inc.

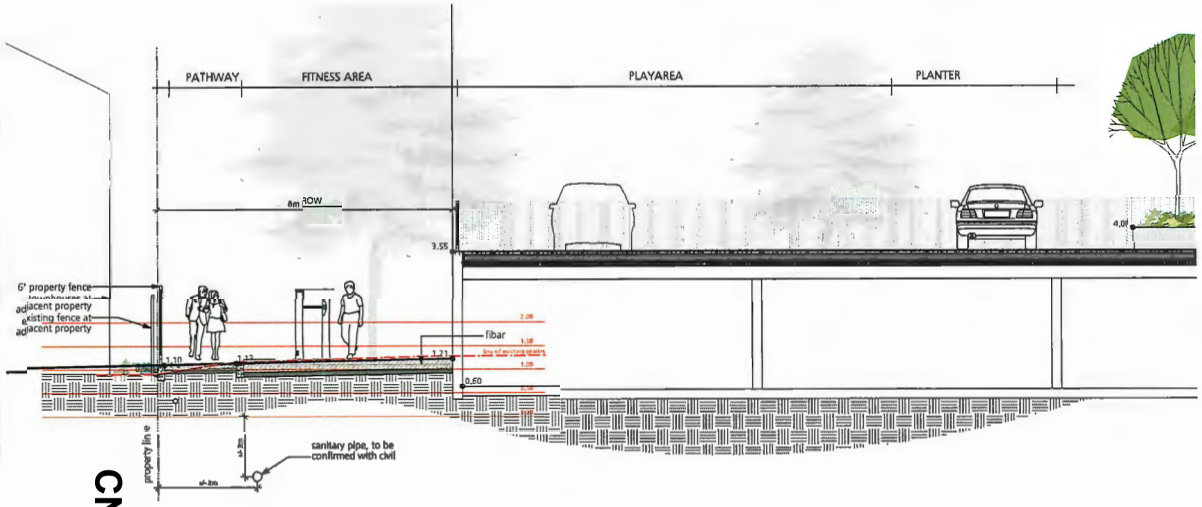
Client:
Brighouse United Church

Project Title:
8131 - 8151 Bennett Road Richmond, BC

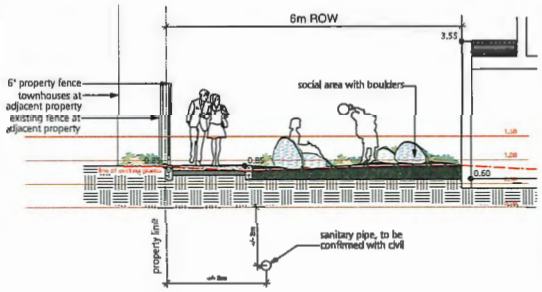
Drawing Title:
Key Plan

Project North:

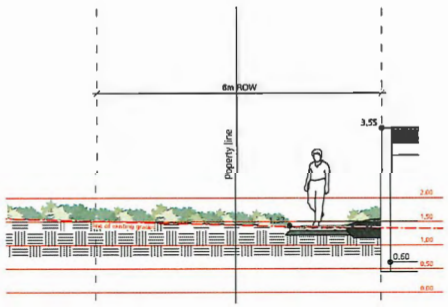
Drawn By: TT
Checked By: MP
Scale: 1:200
Job No.: 19-023
Sheet No.: **L-1.1**



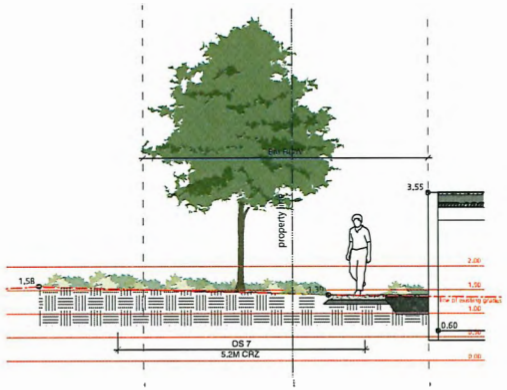
1 SECTION THROUGH PLAY AREA FROM WEST TO EAST
1:50



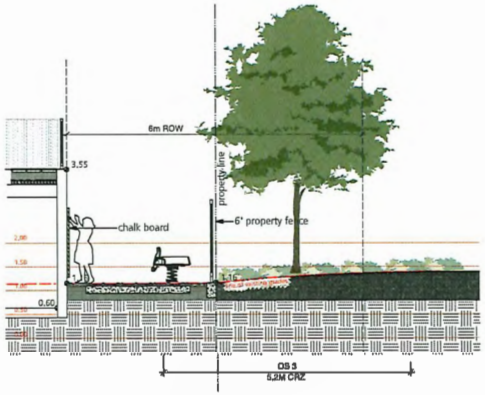
2 SECTION THROUGH FITNESS AREA FROM WEST TO EAST
1:50



3 SECTION THROUGH PATHWAY 1
1:50



4 SECTION THROUGH PATHWAY 2
1:50



5 SECTION THROUGH PLAY AREA
1:50

P+A
Landscape Architecture
Zone Planning
R. Kim Perry & Associates Inc.
112 East Broadway
Vancouver, BC V5T 1V9
T 604 738 4118
F 604 738 4116
www.perryandassociates.ca

Revision No.		Date
2	Issued for Review	2019/07/16
1	Issued for Rezoning	2019/06/18

COPYRIGHT RESERVED
This drawing is and shall remain the property of R. Kim Perry & Associates Inc., and R. Kim Perry & Associates Inc. shall retain the copyright therein. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of R. Kim Perry & Associates Inc.

Client:
Brighouse United Church

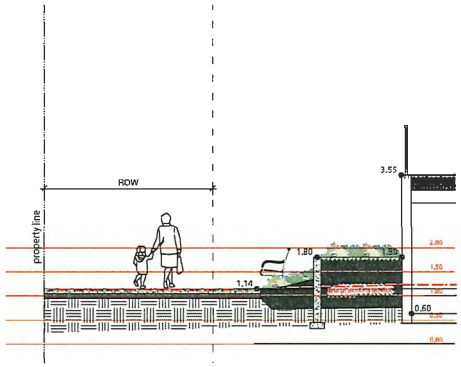
Project Title:
8131 - 8151 Bennett Road Richmond, BC

Drawing Title:
Sections

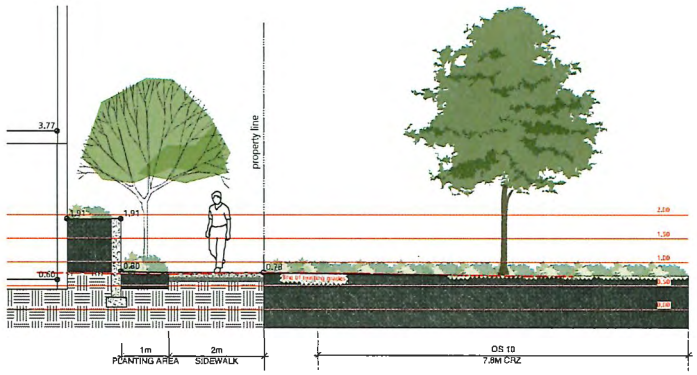
Project North:

Drawn By: TT
Checked By: MP
Scale: 1:200
Job No.: 19-023
Sheet No.: L-2.1

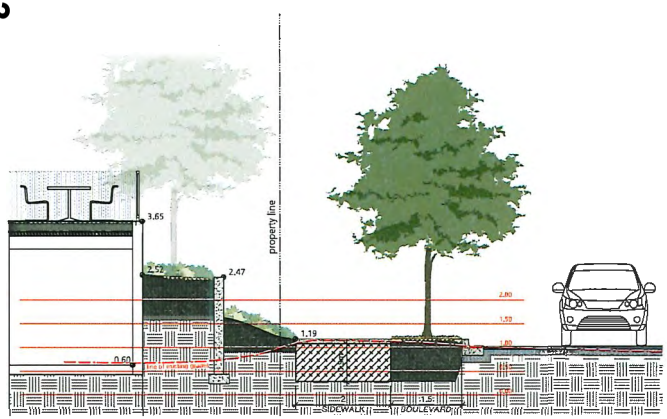
CNCL - 202



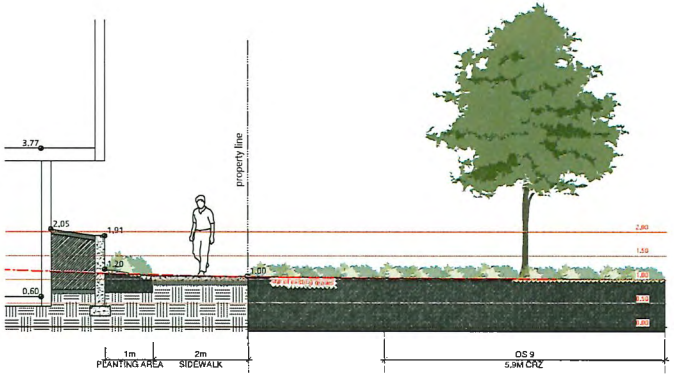
6 SECTION THROUGH NORTH PARADE ENTRANCE
1:50



8 SECTION FROM CHURCH TO EAST SIDEWALK
1:50



7 SECTION THROUGH SOUTH SIDEWALK (BENNETT ROAD)
1:50



9 SECTION FROM APARTMENT TO EAST SIDEWALK
1:50

CNCL - 203

P+A
Landscape Architecture
Site Planning

R. Kim Perry & Associates Inc.
112 East Broadway
Vancouver, BC V5T 1V9

T 604 738 4118
F 604 736 4116
www.perryandassociates.ca

Revision No.		Date
2	Issued for Review	2019/07/16
1	Issued for Rezoning	2019/05/16

COPYRIGHT RESERVED
This drawing is and shall remain the property of R. Kim Perry & Associates Inc., and R. Kim Perry & Associates Inc. shall retain the copyright thereto. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of R. Kim Perry & Associates Inc.

Client:
Brighouse United Church

Project Title:
8131 - 8151 Bennett Road Richmond, BC

Drawing Title:
Sections

Project North:

Drawn By: TT

Checked By: MP

Scale: 1:200

Job No.: 19-023

Sheet No.: L-2.2

Precedent Images

Courtyard Unit Paving with Colour Banding

Cast in Place Concrete Paving

Play/ Fitness & Stone Seat Area

Traffic Bollard

Metal Planters

Concrete Planters

Bench

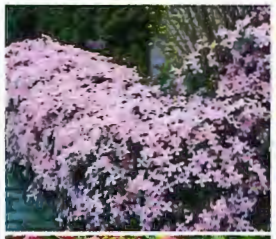
Patio Furniture

Bike Racks

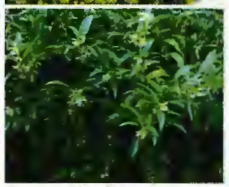
Parking Stall Markers

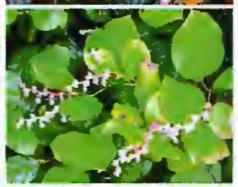
Proposed Plant Material

Feature Trees



Seasonal Interest


Evergreen Shrubs and Hedges


Native Plants

Trees	
Acer circinatum	Vine Maple
Acer palmatum 'Atropurpureum'	Red-Leaf Japanese Maple
Shrubs	
Gaultheria shallon	Salal
Mahonia aquifolium	Oregon Grape
Mahonia nervosa	Longleaf Mahonia
Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel
Sarcococca hookeriana var. humilis	Dwarf Sweet Box
Spiraea japonica 'Walbuma' Magic Carpet	Magic Carpet Spirea
Taxus x media 'Hicksii' (male form)	Hicksii Yew (male form)
Vaccinium ovatum 'Scarlet Ovation'	Scarlet Ovation Evergreen Huckleberry
Groundcovers, Vines, Ferns, Perennials and Grasses	
Carex oshimensis 'Evergold'	Sedge
Clematis montana	Anemone Clematis
Pachysandra terminalis	Japanese Spurge
Polystichum munitum	Western Sword Fern

Ornamental Grasses

P+A
Landscape Architecture
Site Planning

R. Kim Perry & Associates Inc.
112 East Broadway
Vancouver, BC V5T 1V9

T 604 738 4118
F 604 738 4116
www.perryandassociates.ca

Revision No.		Date
2	Issued for Review	2019/07/16
1	Issued for Rezoning	2019/05/16

COPYRIGHT RESERVED
This drawing is and shall remain the property of R. Kim Perry & Associates Inc., and R. Kim Perry & Associates Inc. shall retain the copyright thereon. This document shall not be reproduced or used for additions or alterations to the project or for the purpose of any other project without the prior written consent of R. Kim Perry & Associates Inc.

Client:
Brighouse United Church

Project Title:
8131 - 8151 Bennett Road Richmond, BC

Drawing Title:
Layout Plan

Project North:

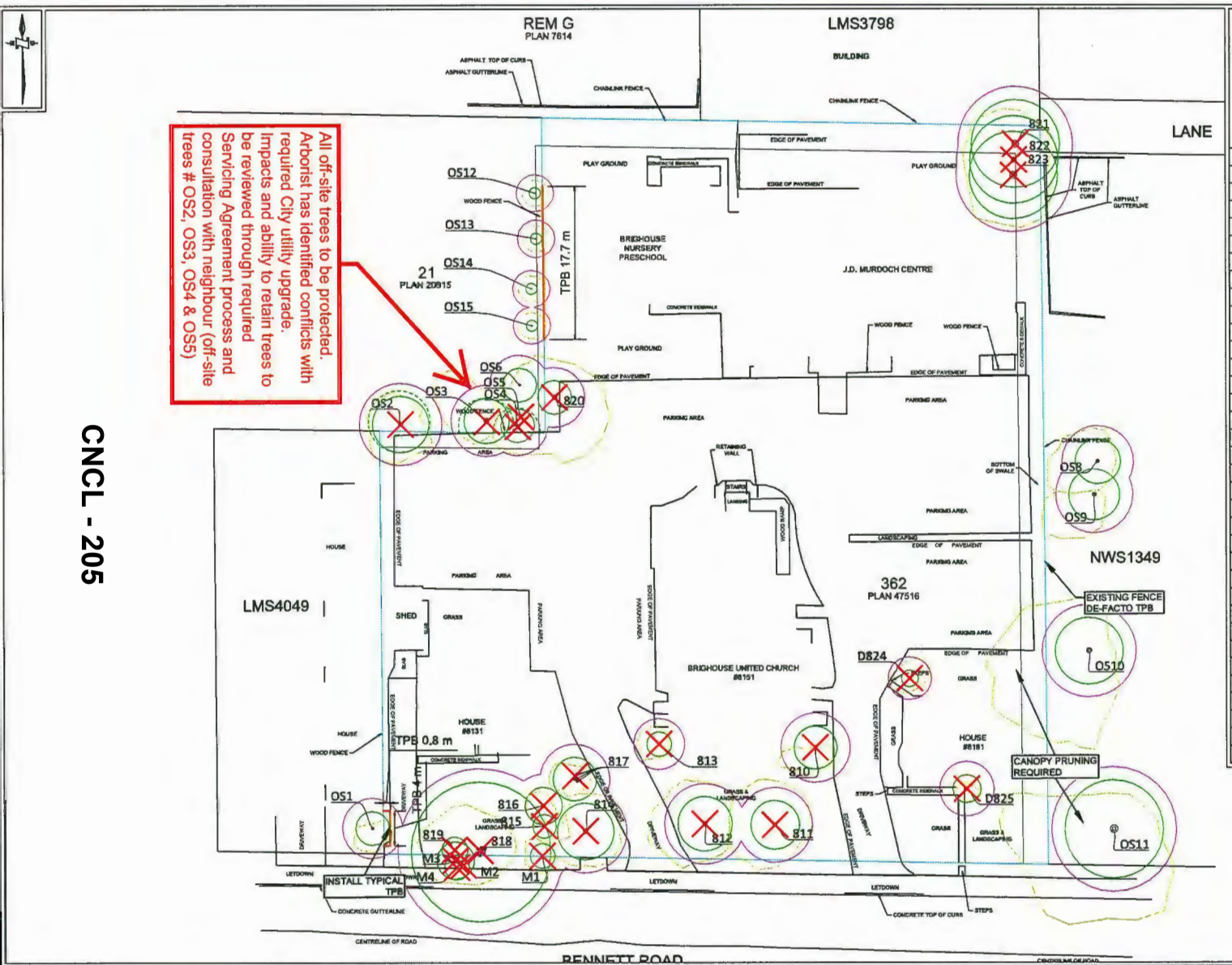
Drawn By: TT

Checked By: MP

Scale: 1:200

Job No.: 19-023

Sheet No.:
L-3.0



Tree #	Common Name	Diameter (cm)	CRZ Radius from Trunk(m)	Recommendation
810	Himalayan juniper	38	2.28	Remove
811	Norway maple	43	2.58	Remove
812	Norway maple	48	2.88	Remove
813	Himalayan juniper	22	1.32	Remove
814	Japanese maple	50	3	Remove
815	Sawara cypress	21	1.26	Remove
816	Sawara cypress	33	1.98	Remove
817	Common holly	38.4	2.304	Remove
818	Sawara cypress	123.6	7.416	Remove
819	Sawara cypress	23	1.38	Remove
820	English oak	51	3.06	Remove
821	W. redcedar	78	4.68	Remove
822	W. redcedar	60	3.6	Remove
823	W. redcedar	81	4.86	Remove
D824	Cherry laurel	15	0.9	Remove
D825	Cherry laurel	25	1.5	Remove
M1	Common holly	22	1.32	Remove
M2	Sawara cypress	26	1.56	Remove
M3	Sawara cypress	33	1.98	Remove
M4	Cherry laurel	22	1.32	Remove
OS1	Japanese cherry	30	1.8	Retain
OS2	Austrian pine	50	3	Remove
OS3	Japanese cherry	40	2.4	Remove
OS4	Austrian pine	30	1.8	Remove
OS5	Japanese cherry	30	1.8	Remove
OS6	Japanese cherry	25	1.5	Retain
OS7	Japanese cherry		Tree Does N	
OS8	Douglas-fir	40	2.4	Retain
OS9	Scot's pine	45	2.7	Retain
OS10	Red oak	60	3.6	Retain
OS11	Red oak	87	5.22	Retain
OS12	Austrian pine	10	0.6	Retain
OS13	Austrian pine	10	0.6	Retain
OS14	Austrian pine	10	0.6	Retain
OS15	Austrian pine	10	0.6	Retain

Tree Management Plan

LEGEND
Critical Root Zone
Impact Zone (CRZ 1.5m Buffer)
Removal Recommended
Tree Protection Barrier

Drawing No.	Sheet Title	Source Drawing	Project Address		
5 of 5	Tree Preservation and Removal Plan	ACAD-2112-09687-01 Topo.dwg	8131 - 8151 Bennett Rd. Richmond, BC	0 All Units 5 in Meters 10	
		Project Title	Client Name	SCALE	1:442
Page 27 of 32	Revision No. N / A	Brighouse United Church	Colliers Intl. - Mike Redmond	Production Date:	July 15th, 2019

Andrew C. MacLellan
I.S.A. Certified Arborist #ON-1978A
I.S.A. Tree Risk Assessment Qualification
Forestry Technician FTdipl.

BC Plant Health Care Inc.
18465 53rd Avenue, Surrey, BC.
P: 604-575-8727
F: 604-576-2972
E: info@bcplanthealthcare.com
24 Hour Emergency Pager: 604-607-1616

Attachment 7

POTTINGER BIRD

COMMUNITY RELATIONS

Pre-Application Open House
Summary Report
April 19, 2017
5:00 – 7:00pm
8131 - 8191 Bennett Road, Richmond
-
The British Columbia Conference of the United Church of Canada
Richmond
Final Version Date: 24 April 2017

1.0 Introduction

The British Columbia Conference of the United Church of Canada (BCCUCC) in partnership with Colliers International, VIA Architecture and BC Housing, is currently exploring options to redevelop its properties at 8131-8191 Bennett Road, Richmond. The project intends to deliver on the growth and housing needs outlined in the City's *Official Community Plan (2012)* and better serve the changing needs of the community.

On 19 April 2017, the project team hosted a pre-application open house to share the preliminary development plans with the immediate community and gather feedback on the proposal. A turnout of approximately 43 members of the community garnered a total of 34 comment cards.

2.0 Notification

A letter of notification (***Appendix A***) was delivered to approximately 340 neighbours in the 8000 block of Bennett Road. The notification letter was bilingual in both English and Cantonese, and accompanied by a cover letter from the project team. The Brighouse United Church congregation was notified in their church newsletter and through announcements during their Sunday service in the month leading up to the event. The project team also notified the daycare and junior kindergarten on site as well as the 3 additional church congregations and 10 community groups who rent space on the property.

3.0 Pre-Application Open House

The meeting was well attended with a total of 43 people registering at the event. (*A copy of the Sign-in Sheets are provided in **Appendix B***). The meeting followed an informal format, with display boards (***Appendix C***) positioned around the room, and members of the project team available to speak with the community. No formal presentation was made. The display boards presented information on:

- Why are we here?
- Who we are – the team
- Why redevelop?
- Let's Talk Richmond – Housing Statistics
- Addressing Community Need
- Neighbourhood Context
- Policy Concept
- Community Benefits
- The Proposal Concept
- Landscape & Amenities – Project Statistics
- Sketch Renderings of the Concept
- Process Timeline
- Instruction on completing a comment card

3.1 Input

Registrants were encouraged to provide their feedback to the project team via provided comment cards (***Appendix D***).

3.1.1 Comment Cards

34 comment cards were completed and submitted at the pre-application open house. All comments will be considered by the project team throughout the planning process. Below provides an overview of the comments received.

Question 1: How are you connected to the Brighouse United Church (BUC)? *(tick box)* Congregation; Daycare/Kindergarten; BUC Renter; Neighbour; Live in Richmond; Other

Of the 34 comment cards received:

- 50% (17 people) selected congregation
- 9% (3 people) selected daycare/kindergarten
- 29% (10 people) selected BUC renter
- 15% (5 people) selected Neighbour
- 41% (14 people) selected live in Richmond
- 6% (2 people) selected Other

** Note some respondents selected multiple responses*

Question 2: Are there elements of the proposed plan that you like? If so, what are they?

1. Affordable housing 2. Daycare 3. Sanctuary for 175-200 people 4. Hall that can be [illegible] used as a sanctuary for 175-200 people – weddings, funerals, community service, seasonal events – Christmas, Easter Dinner 5. Possible worshiping service for 4 congregations
Yes the church needs renovation after so many years. It's also a great idea to build some rental housing for the community. I like it there is day care and larger worshipping space as well.
I like the proposed plan's focus on affordable housing and providing non-market rental rates for families in the area. The mixture of town homes, mid and high rises creates diversity in the space and creates a community feel. The property is a great location as it's in a dense area of Richmond and will be very accessible to the tenants and members of the church/ The positiong of the church facing Bennet Road side invites a community feel as well.
It is a multipurpose plan serving the community better than ever. It is great.
Great asset for Richmond
The Blue Rm should be locked + more people encouraged to walk.
Affordable housing – at last folks will be able to stay in Richmond! Pedestrian Greenway – currently we have a lot of foot traffic between Granville & Bennett. Aesthetically pleasing to "break" the "barricade" of high rise buildings along Granville with an additional high rise set back on our lot – creates a more gradual transition to the downtown core.
- the use of the property – variety of building types, parking, landscaping; - the min of housing + especially the affordability component. AND <u>especially</u> the team involved working for us! – their expertise + approachability gives us great confidence
- I like the blend and multi use of the land. Great way to benefit the community by incorporating affordable housing units that are close to the city center and other transit oriented developments. – leads to longterm self-sustainment of the church
a. Family-based units: many rental units nowadays in Richmond are not family-friendly – too small, too expensive, not affordable supportive facilities b. 51% affordable rental units – low-end market rental homes c. Design priorities are well thought out esp. like the Public Pedestrian Greenway, bike lanes + more visible green space

I really like all the elements of this plan. Especially, the affordable housing, the parking, daycare, sanctuary + hall (separated by walls for acoustics), the storage that would be available for two primary facility (renters), and the greenway is a nice touch.
Affordable housing; Daycare; New Church
I really like + am impressed by all of it. I am quite happy with all levels of housing as proposed, including a possible set back high rise. Having said that, I would give this property an exception I would not want the whole north side of the block to become high rise.
- good use of land to provide the people's needs – good use of land
I like the plan for parking underground
Church will stay on property
I am please w/ the Rental Tower esp. subsidized units which are much needed in the city. Love the upper ground parking – neighbors would be quite in approval
Yes, I like all the elements in the plan. Especially the church, affordable housing and Daycare services
I appreciate that it remain church use and consideration of affordable housing
I like all the development presented A. Preschool B. New church C. Affordable housing D. Green Space E. Available space, parking, walk way
- Densification of the use of the property is excellent! – Covered parking – good appearance for the neighbour – bicycle lock up room is an excellent idea
Good
Affordable Housing & Daycare & Pre-school. Thus 2 instution one 70 years old. We need to continue the legacy.
Yes. The proposal fits the needs of the community. The current build is in need of some urgent restoration.
Yes. I am highly supporting to build more low income housing since housing price in Richmond is only for "the wealth" Too many working poor are here without proper housing
The amount or number of proposed affordable housing is really going to help the community and possibly us too as we are part of the renter community in Richmond. The plan maximizes the BUC's land to accommodate not only affordable housing but day care as well on top of having a church sanctuary that is walking distance to many amenities in central Richmond.
The Day care facility is an important need for the neighbourhood.
Like it
Mixture of low-rise and high-rise. Mixture of low end market rental and market rental. Rental housing is greatly needed. The provision of green space. A new church building.
Like it
Love it!
Yes. It is well planned.
Yes, it's well balanced Project between the Church Meeting, Low Rise, High Rise, Day Care & Affordable Housing too

Question 3: Are there elements of the proposed plan that you believe could be improved? If so do you have suggestions on how they might be improved?

I think rezoned plan is excellent for worshiping + community service, daycare + affordable housing
I just hope this could get approved sooner than later
Perhaps a small playground outside or some form of play area outside for the daycare and church
No
Dedicated + secure parking for Bikes
I realize the drawings are not architectural yet but I would hope the church entrance would be on Bennett Rd + that our stained glass windows would also be on Bennett Rd
There are lot of children in a 500m radius of this church. Your setback or greenspace dedication could further benefit the community by adding elements such as a playground that is open to the community and actually useable ie not hoaky ie cheap and never used.
a. any thought for subsidized housing for rental, for working poor, for people with disabilities b. in design of townhomes, any consideration for accessibility, or visitability of the household. Conversion-ready for aging at home, promote community cohesiveness for enabling visits from all people including people with mobility disabilities c. other than child care, any space for social services provided with the development of city core many service agencies are disappearing to farther locations eg. community meals
I like all the elements of this plan
It would be nice if the Church facility was larger – eg. 12,000 to 13,000 s.f.
Not totally clear on transit/lane connections to the 4 streets on all sides – needing to work with neighbours on that. This is NB to try not to increase traffic on Bennett more. In addition to day care... maybe some community/seniors center space / ... gym for neighbourhood.
- Want to come back to lease the space – related to church – use the space since 2000
I hope when it first opens that people can go on a tour
Keep the pre-school, provide more parking. Provide for at least 3 or + passenger elevators (4 if there is no freight elevator); Security is also important. Ground floor & any open format of the parking stalls should have cameras capable of covering every square foot where B&E can occur
We would appreciate bicycle lockups - - please preserve the stained glass windows - - ample bathroom space w/ automatic flush + auto taps – fireside room w/ fireplace – the layout of the blocs looks good – one thing with the plan is that it looks as if there will be a lack of natural light as the spaces are all connecting walls
Enough carpark is needed
I hope there will have two separate meeting halls with acoustic partition and also have some meeting rooms
The proposal I believe is excellent, it will serve more people. The school must continue. The church us also a blessing to the congregation. The new development will bring inspiration to all not only the church.
Any other plan this will be a continue legacy
There is no plan for daycare functioning while construction takes place. It affects negatively the kids and their families as well as the staff working at daycare. Is there an option to find a place temporarily?

May add some units for assistant living, elderly church members + neighbours could still live at the same neighbourhood + will be able to "afford", / run by the church.
No comment
No comment
Love it!
Not now
No

Question 4: Do you have any other comments on the proposed plan?

A. Having a community kitchen and daycare is excellent along with affordable housing but these [illegible] have to happen ASAP because our buildings are so old we will not be able to entirely upgrade them. B. Church entrance is not presented as being friendly even though the architectural development to date is excellent. The Church entrance has to present itself as being friendly and welcoming. C. Virginia Bird + her team along with the team from Colliers and BC Housing + people who meet with the City of Richmond planning department are excellent!
Hope they could get started asap
Overall the plan looks engaging and well thought out. I look forward to seeing and hearing about the project.
BC housing should be encouraged to keep rents up to date every year! And renters to keep there units clean + noise down before 11pm + 5am. Solar panels be installed. A Canada line should be built on Garden City Rd PS it is a bike route.
A concern re how to preserve the historical legacy of this church thru interior/exterior design
No – We're excited!
- City of Richmond has adopted the 'Affordable Housing Resource Directory' which contains lots of introduction on accessibility + visitability, very good resources. – Provide a rental supplement or subsidize rent for working poor people on income assistance and people of PWD designation. – In partnership with a service agency to provide [specific programming + services of a designated group eg. children with special needs + people with disabilities. The Richmond Centre for Disability (RCD) is open for further discussion + input
I think community focused plans like this would be fantastic for the community. From the perspective of the ROYO (Richmond/Delta Youth Orchestra, being a very strong youth organization serving 150 students from age 5-10, the importance of this facility cannot be stressed enough. We look forward to working with the development team in any way we can.
It should be a real asset to the community. Looks good!
I totally affirm the low rental/affordable housing aspect, / it is badly needed. Parking could be less than typical as many should be seniors... working poor(er)... singles who are less likely to have cars. The city should rezone this for a tower and day care. I hope the process is expedited – fast tracked, our own church, Peace Mennonite on Daniels Rd might also want to go this way. Any possibility for supported ([illegible] pg + meals provided) or assisted housing?
- good project – I like it
I am wondering how long it will take to complete the project
Build higher instead or going underground for parking (2 or 3 floors above ground instead of one underground floor). Hopefully laundry machines will be ensuite, ditto dishwashers (or make the suites ready to accom machines to be bought by long-term rentors)

Is there a sep. space for lounge that would include the kitchen – will there be ample natural light and if not would you have a skylite ie the lounge- - for calming of the noise associates with other services taking place at same time is there a chance of fire walls being built? – Solar panels?
Good.
The plan is quite good.
1. The proposal should be approved. The boundary line is not a big issue because Richmond City is growing rapidly. Boundary line can be adjusted up to Bennet Road or even further because of the tremendous grow 2. The proposed development is very close to the city hall. It will compliment the growth in the city; and it will help more people. 3. Richmond City is the showcase city to the west, like Montreal to the EAST. The proposal should be allowed because the need a more affordable housing and the property itself needs major improvement 4. Boundary is not a big issue compared to the benefits and developments to upgrade the city.
None
I hope there is enough parking space and playground area for the children at daycare
In the future who shall owns day care facility & who will run it?
It sounds like a win-win situation. Good for the congregation as well as the community.
Like it
None
No.
Not Now
Glad to hear that spaces will be available for renter groups as ours is

3.1.2 Analysis of Comments

Key Areas of Support:

- The proposed development is an appropriate land use change for the site
- The restoration of this property is needed
- The proposed development would be an asset to the community
- The mixture of building types creates diversity in the space
- Increased density at this site and in the area is appropriate
- The covered parking design is good for the neighbourhood
- The pedestrian greenway is a good addition to the site to serve the foot traffic between Bennet Road and Granville Avenue
- The outdoor play area for children is important to preserve on site
- The bicycle parking is a good addition to the site.

Key Areas for Improvement:

- There should be consideration for a range of housing types, including subsidized and accessible housing as well as assisted living units
- The meeting space for rental groups should be preserved in the new development and relocation support be provided during construction
- The street-facing side of the church should incorporate the original stained glass windows and promote a friendly and welcoming feeling
- The church's legacy needs to be considered and reflected in the proposal
- There should be enough parking spaces and consideration to prevent increased traffic
- The use of solar panels should be considered.

4.0 Appendices

Appendix A – Notification Flyer and Cover Letter
Appendix B – Copy of Sign-in Sheets
Appendix C – Display Boards
Appendix D – Copy of Comment Cards

April 4, 2017

Dear Neighbour,

We would like you to be the first to hear about our preliminary plans for our property at the Brighouse United Church (8131 – 8191 Bennett Road).

Our congregation has proudly been serving the community in Richmond since 1924 and have spent nearly 50 years in our current location. We want to continue to service the community for the next 100 years and to do so will require a renewal of our facilities.

As our close neighbours your input is exceptionally important to us. We are still in the very early stages and have made no application to the City of Richmond. At this time, we are simply exploring options for the re-development of our land. In order to involve our community in this process, we will be hosting a **Pre-Application Open House** on **Wednesday April 19th** in the Fellowship Hall on our property *(please see flyer attached).*

Our aim is to create new congregational space filled with purpose and opportunity for our members and our neighbours. We welcome you to attend the Pre-Application Open House to view our initial ideas and give your feedback on what we've come up with so far. Should you have any questions in the meantime please don't hesitate to call me at 604-619-0837.

Warmest regards,

Virginia Bird
Community Relations
The Brighouse United Church Planning Team

Please Sign In Here

Brighouse United Church Pre-Application Open House
Wednesday, April 19th 2017 at 8151 Bennet Road, Richmond

NAME	ADDRESS	PHONE NUMBER	EMAIL	OK TO CONTACT?
Jean Yu	7580 No. 1 Rd. Richmond Bc	604-214-8338	jeanyu08@hotmail.com	✓
Angely Chan	7423560 E 18th Av., V5S 3T2 Vancouver.	604-261-8216	(ANGELYCHAN@GMAIL.COM) angelychan@gmail.com	✓
Derek Cheng	"	"	~~Derek~~ DEREKCHENG@HOTMAIL.COM	✓
Janet Nitta	101-11240 Mellis Dr. Richmond, BC V6X 1L7	604-276-1767	jynitta@shaw.ca	I'm on the development committee of BUC
Eduardo Arguines	43-8631 Bennett Road, Richmond BC V6Y3K6	[redacted] 604-2779157	edsa70@yahoo.ca	✓
MARK & MARTA NIELSEN	#8-10177 PUGWASH PLACE RICHMOND V7E 5W5	604-277-1748	marklnielsen@hotmail.ca	on BUC dev't committee
De Whalen	13631 Blundell Rd Richmond V6W1B6	604.230.3158	de_whalen@hotmail.com	✓
Gong Yihuan	8891 Bennett Rd Richmond.	~~60~~ —	GONG Yihuan	✓

CNCL - 215

9

Please Sign In Here

Brighouse United Church Pre-Application Open House
Wednesday, April 19th 2017 at 8151 Bennet Road, Richmond

NAME	ADDRESS	PHONE NUMBER	EMAIL	OK TO CONTACT?
DAVE TSE		604-6177733	chingtse2000@yahoo.com	
Fatima Bhagwat		Day care 604 278 8469		
BILL		604 315 1817	bristowe.bill@shawica	✓
Florencio Valdeavilla	Christ-Centered Christian Church	(604) 270-4818		✓
Marivia Brocal	"	(604) 726-1390		✓
Jack Guo	8-8280 Bennett Rd Richmond	(604) 278-1209	jackgyq@hotmail.com	✓
A. Gambor	Christ centered Christian Church	604 233 0031		✓
L GAMBOA	1-5611 ARCADIA RD RMD	604 2330031	GAMBOA07@GMAIL	✓

17

Please Sign In Here

Brighouse United Church Pre-Application Open House
Wednesday, April 19th 2017 at 8151 Bennet Road, Richmond

NAME	ADDRESS	PHONE NUMBER	EMAIL	OK TO CONTACT?
Kelly Chan	#		Kchan8151@yahoo.ca	
Lorne & Anne Brandt	8300 Bennett Rd	604-276-9304	brandtel@telus.net	✓
June Hasnick	2-10771 Mortfield Rd. (BUC staff)		wasnick_tj@uniserve.com	✓
Sandra Trujillo		604-304-3461	sandratrujillo@hotmail.com	✓
Fred & Ollie Witting	202-615 Hamilton New Westminster	604 544 5953	fewitting@shaw.ca	✓
Rommel Topacio Bolina Topacio	201-8760 Blundell Rd Richmond BC	604-227-0736	betra3@yahoo.com	✓
BARRY OGILVIE KAY OGILVIE	" "	604 270 7765	barrykay@shaw.ca	✓
DARREN DEVOLIN	5229 LYNN PLACE	778-893-4778	darrendevolin@gmail.com	✓

Please Sign In Here

Brighouse United Church Pre-Application Open House
Wednesday, April 19th 2017 at 8151 Bennet Road, Richmond

NAME	ADDRESS	PHONE NUMBER	EMAIL	OK TO CONTACT?
Amy Lee	116 W 47th Ave Van	604 8133622		✓
Sonia Nijjar	8308 Francis Rd, Rmd.	604-448-9051.		✓
Ella Huang	Richmond Centre for Disability 100-5671 No. 3 Rd. Rdm	604-232-2404	ella@rcd richmond.org	✓
EUGENE CHUA	10231 HOLLYWELL DRIVE	778 893 1411	emoac1@gmail.com	✓
Amanda Hung	6068 No. 3 Road Richmond BC		amandatyh@gmail.com	✓
CECI YEUNG	102-7840 Moffatt Road Richmond BC	604-232-0871	ceci.fan@hotmail.com	✓
Frank G	8191 Bennett Road,	778-829-0935	Ronghuigong08@hotmail.com	✓

Please Sign In Here

Brighouse United Church Pre-Application Open House
Wednesday, April 19th 2017 at 8151 Bennet Road, Richmond

NAME	ADDRESS	PHONE NUMBER	EMAIL	OK TO CONTACT?
WESLEY RICHARDS	8151 Bennett Rd Richmond BC			
B.C. MOU Dr	8631 BENNETT RD., RMD			
[illegible]	25. 5688 152 St	778 571 8870		YES
DENNIS BOYES	10551 HOLLYBANK DR	604 277 3009	daboyes@hotmail.com	YES
Alfred Yeung	102-7840 Moffatt Rd. Rmd.	604-218-1723	alfredyeung8@hotmail.com	✓
Ken & Ann Clausen	6671 Whitecoak Dr. Rmd. V7E4Z7	604-274-3705	kenclausen@shaw.ca annclausen@shaw.ca	✓

CNCL - 219

43

WELCOME TO THE BRIGHOUSE UNITED CHURCH PRE-APPLICATION OPEN HOUSE

Why are we here?

After nearly 50 years serving the community at this location, we, at the Brighouse United Church, are **exploring options** to redevelop our property at 8131-8191 Bennett Road.

We are in the **very early stages** of developing our proposal. The purpose of tonight's Open House is to **discuss our ideas** with you and **gain your valuable insight** before making an official application to the City of Richmond.

Our goal is to ensure that the renewal of this unique property continues to **serve the needs of our community.**

Please fill out a **comment card tonight** so our development team can hear **your feedback.**

The BC Conference for the United Church of Canada's vision is to create new congregational space filled with purpose and opportunity for our members and our neighbors.

Brighouse United Church

Beginning their work in Richmond in 1926, The Brighouse United Church now hosts a congregation of over 80 participants.

Their contributions to local non-profits like the Richmond Food Bank helps feed thousands of people each year.

With a long tradition of serving those in need, our goal is to continue, wherever possible, to make significant contributions to our community.

VIA Architecture

With over 30 years of experience in the creation of livable communities, VIA's sustainable designs optimize efficiency and minimize the use of natural resources.

Giving personal attention to each client, the team listens to create projects that exceed expectations.

VIA recently completed affordable seniors housing in West Vancouver which raised the standard for affordable housing in the community.

Some of their work includes the design of the Richmond Brighouse Station and the entire Canada Line, which opened 15 weeks ahead of schedule.

Colliers International

Canada's largest commercial real estate services company, Colliers International, helps developers and landowners understand the true potential of real estate assets through strategic analysis of site characteristics, land use market activity, urban planning context, and thorough financial analysis.

The team has had many successful partnerships with the United Church of Canada including their work with Fair Haven United Church Homes Society providing affordable housing to over 250 seniors in Burnaby and Vancouver.

BC Housing

BC Housing develops, manages and administers a wide range of subsidized housing options across the province.

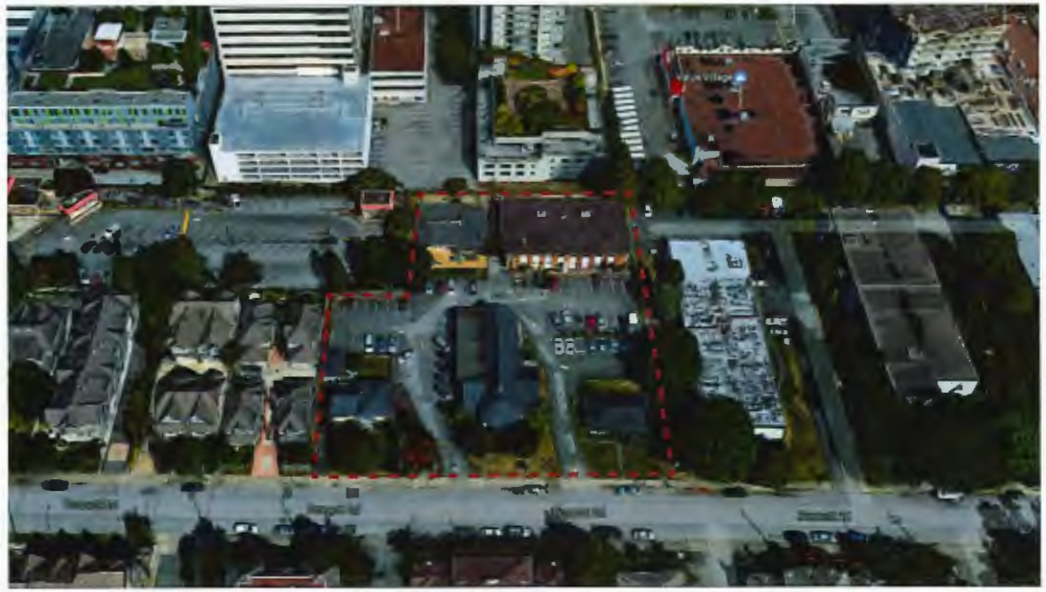
They partner with public and private housing providers, other levels of government and community agencies to create the best system of housing and support for those in greatest need.

Their Community Partnership Initiative facilitates a self-sufficient affordable housing model. By offering 49% of units at market rates, 51% of units are made available at affordable non-market rates.

CNCL - 221

Why Redevelop?

Built in 1974, the property's now aging facilities are in desperate need of a major upgrade. The aim of this redevelopment is to maximize the Congregations impact for good on the neighbourhood.



BCCUCC - VISION

I believe that a new church space – a bright, clean, open, community-facing space – can and will contribute to the renewal of the congregational ministry at Brighouse United. Our aim is to create new congregational space filled with purpose and opportunity for our members and our neighbours – and we'll achieve this, in part, by surrounding our community-centered church space with affordable housing for individuals and families from all walks of life.

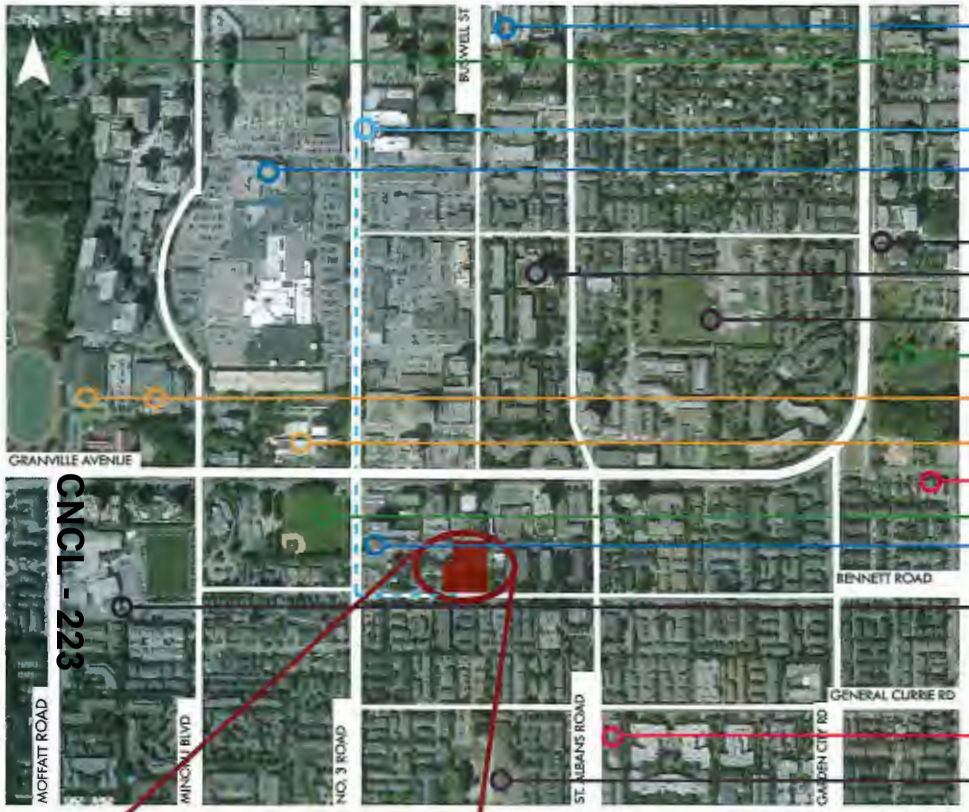
Our Services

An affordable on-site daycare is operated by the Brighouse United Church. This facility responds to the City's recognised need for more child care spaces for school-age children and infant/toddlers.

Our Partnerships

Currently a junior kindergarten, 3 churches and 10 community groups rent space on site at affordable rates. This long held tradition will continue in the brand new amenity space proposed in this development.
Looking for new ways to contribute to the community, we have partnered with BC Housing on this project to ensure a diverse range of housing options can be made available in the neighbourhood.

NEIGHBOURHOOD CONTEXT



Richmond Public Market	17min
Minoru Park	16min
Richmond-Brighouse Canada Line Station	12min
Richmond Centre	12min
Fine Art Montessori Child Care Centre	16min
Cook Road Children's Centre	12min
William Cook Elementary School	15min
Garden City Park	15min
Richmond Art Gallery and Richmond Public Library	10min
Richmond City Hall	6min
North Richmond Alliance Church	13min
Brighouse Park	6min
McDonald's	3min
Richmond Secondary School	6min
St. Alban Anglican Church	3min
General Currie Elementary School	7min

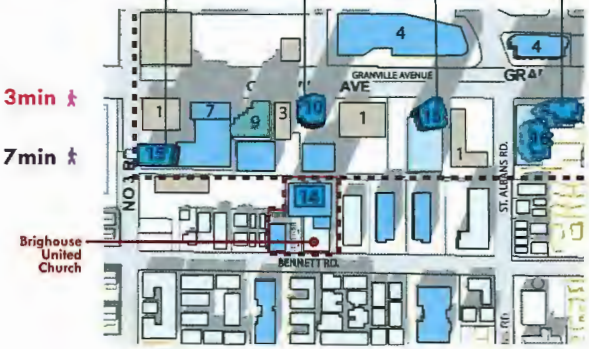
LOCATION
8131-8151 Bennett Road, Richmond
Lot 362 Section 16 Block 4 North Range 6 West, NWD Plan 47516
Lot 27 Section 16 Block 4 North Range 6 West, NWD Plan 20915
PID 006-199-631, 009-599-126

THE DUCHESS - 8180 GRANVILLE AVE.

MONACO AT THE PALMS - 7080 ST. ALBANS RD

CENTRO - 7080 NO. 3 ROAD

HARMONY - 8088 GRANVILLE AVE



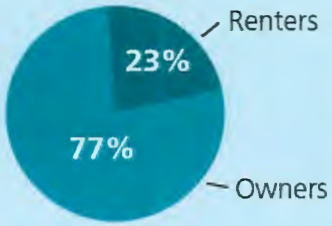
CONTEXT HEIGHTS

- 2-3 Level Residential
- 4-6 Level Residential
- 7-9 Level Residential
- 10+ Level Residential
- Existing Office Tower
- Existing Commercial or Office

VIA Colliers INTERNATIONAL

BRIGHOUSE UNITED CHURCH
8131-8191 BENNETT ROAD

*Richmond at a glance**



*2011 National Household Survey

$43,115
Average renter income

is much lower than

$60,479
Average household income

In 2011, **22.4%** of households were low income – **20%** of these were children.

In 2011, seniors made up **14%** of the population – this will grow to **26%** by 2041.

Indicators of need

Richmond is the third most unaffordable municipality in BC for renters in terms of affordability and suitability of rental housing.

Low End Market Rental
Annual household incomes between $34,000 and $57,000

61% of total non-market units are faced with expiring federal funding leading to uncertainty for affordable housing stock.

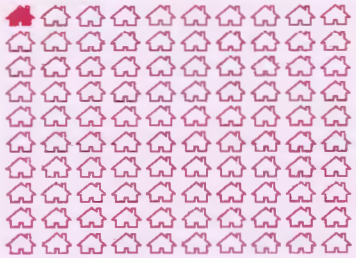
In 2015, almost
10,000 households
in Metro Vancouver were waiting for social housing
(a waitlist of 5–7 years)

What will happen to our communities if families and our workforce cannot afford to live here?

Rental Market

0.9% Vacancy Rate

In 2015 the **vacancy rate** was **0.9%** far below a **3%** 'healthy' housing market.



47.5% of renter households spend more than **30%** on their housing costs

* Data taken from City of Richmond – Let's Talk Richmond Report

CNCL - 224

AFFORDABLE HOUSING

Across Metro Vancouver and especially in Richmond, the need for affordable housing is growing at an alarming rate. To respond to this growing crisis, the City of Richmond is currently updating its Affordable Housing Strategy to reflect the current conditions, key trends, and future concerns of housing affordability.

AFFORDABLE HOUSING STRATEGY TIMELINE

DEFINING AFFORDABLE HOUSING

Affordable Housing is commonly defined as households spending no more than 30% of their gross income towards housing costs. For renters, this includes rent and utilities.

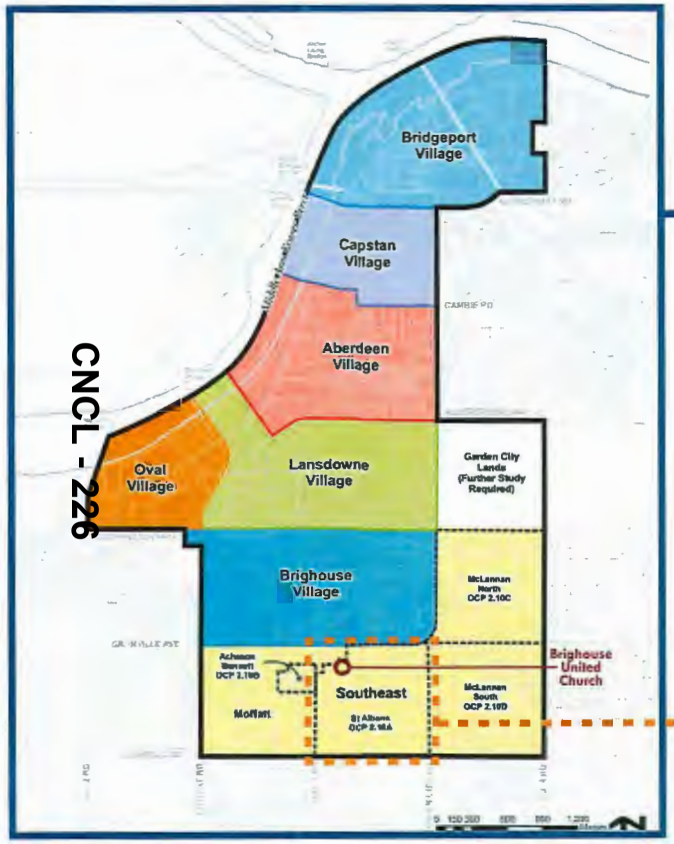
WHAT'S THE COMMUNITY SAYING?

As part of Richmond's Affordable Housing Strategy update, the City reached out to local stakeholders for their input.

Increasing appropriate and affordable housing choices is a key City of Richmond goal, as part of creating a livable community for everyone. Homeownership is becoming increasing unattainable as the annual incomes necessary for purchasing an apartment, and especially a townhome or single detached home, are well above the median household income. As a result, the demand on the rental housing market is ever increasing.

CNCL - 225

CITY CENTRE VILLAGE & SUB-AREA KEY MAP



CITY CENTRE AREA PLAN GOALS:

Build **Community**

- development will add a variety of affordable rental housing units for families of all sizes

Build **Green**

- pedestrian greenway will expand public green spaces

Build **Economic Vitality**

- proximity to many local points of interest and businesses

Build **a Legacy**

- maintaining valuable existing church and daycare function on the site

ST ALBANS SUB-AREA PLAN POLICY OBJECTIVES:

Neighbourhoods and Housing

- provides a mosaic of residential forms increasing opportunities for families and aging in place

Transportation

- close, walkable connections to neighbourhood amenities and Richmond-Brighouse Canada Line Station

Natural & Human Development

- dedicated public pedestrian greenway as well as ample open space proposed within the site

Community Facilities & Services

- church and childcare functions are preserved, supporting the surrounding community

DEVELOPMENT PERMIT SUB-AREAS KEY MAP

Development Permit Sub-Area proposed change to:

B3 MIXED-USE - HIGH-RISE RESIDENTIAL, COMMERCIAL & MIXED USE

- allows for increased building height
- grade-oriented units and pedestrian linkages
- Floor Area Ratio (FAR) is below 3.0

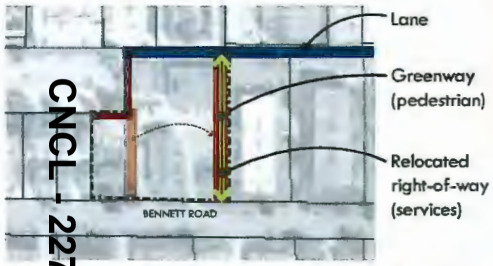
CONCEPT

Brighouse United Church is envisioned as a **bridge** between the St. Albans Sub-Area's desire for a **high-quality, high-amenity residential neigbourhood** and the Downtown Commercial sites immediately north of the Lane.

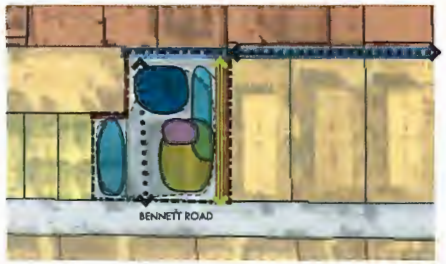
The Church development can enhance the neighbourhood by providing **affordable housing** and in a friendly neighbourhood environment that **enhances and strengthens the community contribution** of the United Church.

URBAN DESIGN PRINCIPLES

1. Church at prominent place
   - has street presence
2. Parking spread out across site
   - mostly below finished grade
3. Easy flow through site for vehicles and pedestrians
   - new pedestrian greenway
   - laneway dedication
4. High-rise residential close to neighbourhood towers
5. Low-rise and Townhouse residential at edges
6. Centralized childcare above church

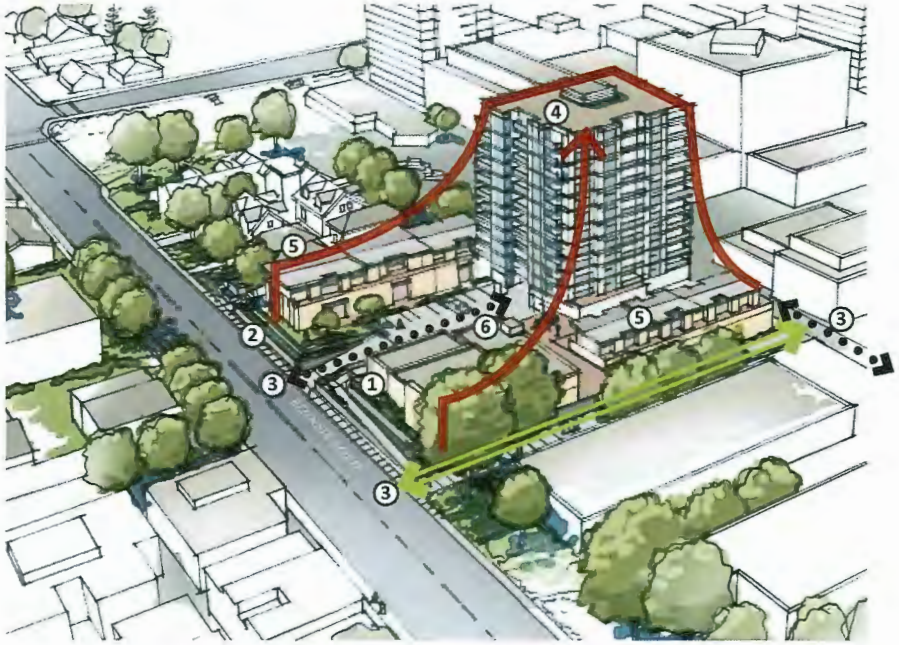


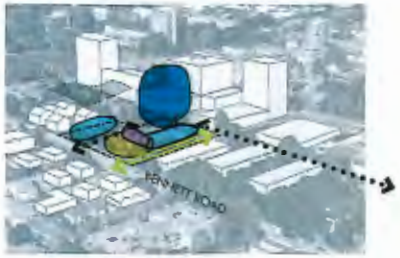
CONSTRAINTS - ROW + GREENWAY + LANE



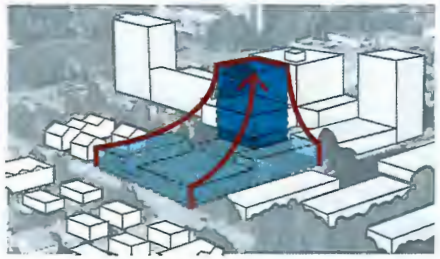
USE DIAGRAM

HIGH-RISE RES. | LOW-RISE RES. | CHURCH | CHILDCARE | PARKING | PEDESTRIAN PATH | VEHICLE ACCESS





USE DIAGRAM - 3D



LOW TO HIGH GRADIENT

CNCL - 227

WHAT WILL REDEVELOPMENT PROVIDE?

New space for the Brighouse United Church, available at affordable rates to community groups and churches in the neighbourhood.

The proposal contemplates **a diverse range of building types** including high-rise and mid-rise apartment buildings as well as townhomes.

Over **60% of all units will be family oriented 2 and 3 bedroom homes.**

Richmond's 2008 Child Care Needs Assessment and Strategy, recommends the City and other stakeholders work together to address the **need for quality, affordable, accessible child care** spaces in Richmond. The proposal will provide **brand new daycare and junior kindergarten facilities.**

Through BC Housing's Community Partnership Initiative, **51% of the units will be offered at affordable non-market rates** to moderate income households in need.

A new **pedestrian greenway** along the eastern boundary will improve accessibility and connectivity throughout the site.

Parking will be relocated underground to allow for **more visible green space and an enhanced public streetscape.**

With close proximity to many public transit options including the Brighouse Canada Line station and new bicycle infrastructure, this **transit oriented development** will **encourage a car free lifestyle.**

SKETCH RENDERINGS OF CONCEPT

AERIAL VIEW LOOKING NORTH

CNCL - 229

SKETCH RENDERINGS OF CONCEPT

STREET VIEW LOOKING NORTH-EAST

CNCL - 230

DEVELOPMENT DATA

1. CHURCH
2. CHILD CARE
3. TOWNHOMES - 3 STORIES
4. LOW-RISE RESIDENTIAL - 3 STORIES
5. HIGH RISE RESIDENTIAL - 14 STORIES
6. PEDESTRIAN GREENWAY
7. LANE

PROJECT STATISTICS

SITE INFORMATION	
Address:	8131 - 8191 Bennett Road
Site Area: (after Laneway dedication)	58,956 sf

ZONING	Current Zoning	Target Zoning
Zoning Classification:	ASY and RS1/E Sub-Area B.1	CDT2 Sub-Area B.3
Floor Area Ratio (FAR):	0.50	3.0
FAR Area:	29,478 sf	176,868 sf
Height Limit:	39.37 ft	154.2 ft

PROPOSAL DEVELOPMENT STATISTICS	
Density:	2.61 FAR
Gross Floor Area:	168,700 sf
Church Area:	10,000 sf
Childcare Area: *25 spaces*	2,300 sf
Childcare Outdoor Play Area:	1,990 sf
Residential Area:	156,400 sf
Number of Units:	182

PARKING	
Church + Visitor:	44
Childcare:	6
Residential:	119
TOTAL PARKING PROVIDED:	169
Loading:	2
Accessible Stalls:	3
Bicycle Parking (Church + Residential)	230

RESIDENTIAL UNIT MIX				TOTAL UNITS	182
Rental Rate		Building Type		Unit Type	
Market	90	Townhomes	18	Studio	12
Affordable	92	Low-Rise	11	1 Bedroom	64
Total	182	High-Rise	153	2 Bedroom	100
		Total	182	3 Bedroom	6
				Total	182

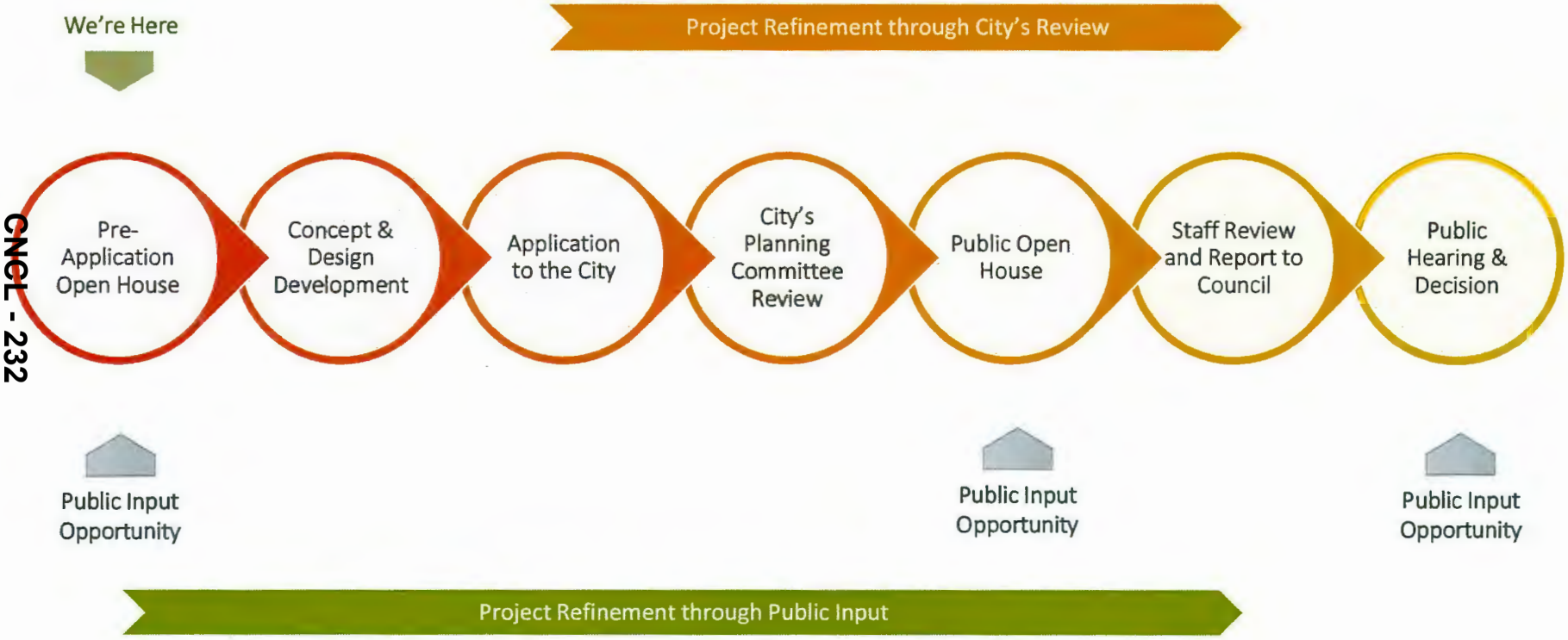
VIA Colliers INTERNATIONAL

BRIGHOUSE UNITED CHURCH

8131-8191 BENNETT ROAD

PROCESS TIMELINE

We are **very early on in the planning process,** the diagram below provides an overview of the steps ahead.



We look forward to hearing what you have to say about our ideas to redevelop

8131 - 8191 Bennett Road.

Your input is important to us, so please take the time to fill in one of our comment cards and return it to the registration table.

Should you have any questions just look for someone with a name tag on, we're here to listen.

Thank you for joining us this evening!

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- [x] Congregation
- [ ] Daycare/Kindergarten
- [ ] BUC Renter
- [ ] Neighbour
- [ ] Live in Richmond
- [ ] Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

(1) Affordable housing
(2) Daycare
(3) Sanctuary for 175-200 people.
(4) Hall that can be transposed as a sanctuary for 200-250 people
- Weddings, funerals, community service
(5) Seasonal events: Christmas, Easter Dinner etc.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

75 possible worshipping space for ~~[illegible]~~ 4 congregations.

I think proposed plan is excellent for worshipping + community service. Daycare + affordable housing.

Please Turn Over

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

a) Having a community kitchen and Daycare is excellent along with affordable housing but these areas have to happen ASAP because our buildings are so old we will not be able to easily upgrade them.

b) Church entrance is not presented as being friendly - even though the architecture development to date is excellent. The church entrance has to present itself as being friendly and welcoming.

c) Virginia Bird & her team along with the reps from Colliers and NC Housing & people who meet with the City of Richmond Planning department are excellent!

Contact Information Please Print *(optional)*:

Name: Ken Clausen

Address: 6677 Whitepeak Drive Rmd, BC V7E 4Z1

Phone: 604-274-3705

Email: kenclausen@shaw.ca

Would you like to be contacted for future updates? Yes No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the **very early stages** of developing a concept for the site, so tonight's Open House is an opportunity for you to **share some of your insight** about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- [x] Congregation
- [ ] Daycare/Kindergarten
- [ ] BUC Renter
- [x] Neighbour
- [x] Live in Richmond
- [ ] Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

Yes. The church needs renovation after so many years. It's also a great idea to build some rental housing for the community. I like it there is day care and larger worshipping space as well.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

I just hope this could get approved sooner than later.

Please Turn Over

Colliers INTERNATIONAL

VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

Hope they could get this started asap.

Contact Information Please Print *(optional)*:

Name: Sarah Wu

Address:

Phone: 604 763 3528

Email: sarahdwu@gmail.com

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL

VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from **you** about our idea to renew and redevelop this unique property in Richmond. We are in the **very early stages** of developing a concept for the site, so tonight's Open House is an opportunity for you to **share some of your insight** about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- ☐ Congregation
- ☐ Daycare/Kindergarten
- ☐ BUC Renter
- ☐ Neighbour
- ☑ Live in Richmond
- ☐ Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

I like the proposed plan's focus on affordable housing and providing non-market rental rates for families in the area. The mixture of town homes, mid and high rises creates diversity in the space and creates a community feel. The property is a great location as it's in a dense area of Richmond and will be very accessible to the tenants and members of the church. The positioning of the church facing the Bennet Road side invites a community feel as well.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Perhaps a small playground outside or some form of a play area outside for the day care and church.

Please Turn Over

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

Overall the plan looks engaging and well thought out. I look forward to seeing and hearing about the project.

Contact Information Please Print *(optional)*:

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL

VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the **very early stages** of developing a concept for the site, so tonight's Open House is an opportunity for you to **share some of your insight** about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- [x] Congregation
- [x] Neighbour
- [ ] Daycare/Kindergarten
- [x] Live in Richmond
- [ ] BUC Renter
- [ ] Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

It is a multi purpose plan serving the community better than ever. It is great.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Please Turn Over

Colliers INTERNATIONAL

VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

Contact Information Please Print *(optional)*:

Name: Alfred Yeung.

Address: 102 - 7840 Moffatt Rd Richmond.

Phone: 604-218-1723

Email: alfredyeung8@hotmail.com

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL

VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from **you** about our idea to renew and redevelop this unique property in Richmond. We are in the **very early** stages of developing a concept for the site, so tonight's Open House is an opportunity for you to **share some of your insight** about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

   - [x] Congregation
   - [ ] Daycare/Kindergarten
   - [ ] BUC Renter
   - [ ] Neighbour
   - [ ] Live in Richmond
   - [ ] Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

   GREAT ASSET FOR RICHMOND

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Please Turn Over

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

NO

Contact Information Please Print *(optional)*:

Name: BILL RUMLEY

Address: 25- 6688 152 ND ST

Phone: 778 571 8870

Email:

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- [x] Congregation
- [ ] Daycare/Kindergarten
- [ ] BUC Renter
- [x] Neighbour
- [x] Live in Richmond
- [ ] Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

THE BLUE RM. SHOULD BE LOCKED + MORE PEOPLE ENCOURAGED TO WALK.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Please Turn Over

Colliers INTERNATIONAL VIA

CNCL - 244

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

B.C. HOUSING SHOULD BE ENCOURAGED TO KEEP RENTS UP TO DATE EVERY YEAR!
AND RENTERS TO KEEP THEIR UNITES CLEAN + NOISE DOWN AFTER 11 PM + 8 AM.
SOLAR PANELS BE INSTALLED
A CANADA LINE SHOULD BE BUILT ON GARDEN CITY ROAD AS IT IS A BIKE ROUTE

Contact Information Please Print *(optional)*:

Name: BARRY OGILVIE

Address: 326- 8520 GEN CURRIE RD.

Phone: 604-2707765

Email:

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- [x] Congregation
- [ ] Daycare/Kindergarten
- [ ] BUC Renter
- [ ] Neighbour
- [x] Live in Richmond
- [ ] Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

AFFORDABLE HOUSING - AT LAST FOLKS WILL BE ABLE TO STAY IN RICHMOND!
PEDESTRIAN GREENWAY - CURRENTLY WE HAVE A LOT OF FOOT TRAFFIC BETWEEN GRANVILLE & BENNETT
AESTHETICALLY PLEASING TO "BREAK" THE "BARRICADE" OF HIGH RISE BUILDINGS ALONG GRANVILLE WITH AN ADDITIONAL HIGH RISE SET BACK ON OUR LOT - CREATES A MORE GRADUAL TRANSITION TO THE DOWNTOWN CORE

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

DEDICATED + SECURE PARKING FOR BIKES

Please Turn Over

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

A CONCERN RE HOW TO PRESERVE THE HISTORIC LEGACY OF THIS CHURCH THRU INTERIOR / EXTERIOR DESIGN.

Contact Information Please Print *(optional)*:

Name: MARK & MARTA NIELSEN

Address: #8 - 10177 PUGWASH PLACE RICHMOND V7E 5N9

Phone: 604 277 1748

Email: markl nielsen @ hotmail. ca

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from **you** about our idea to renew and redevelop this unique property in Richmond. We are in the **very early stages** of developing a concept for the site, so tonight's Open House is an opportunity for you to **share some of your insight** about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- [x] Congregation
- [ ] Neighbour
- [ ] Daycare/Kindergarten
- [ ] Live in Richmond
- [ ] BUC Renter
- [ ] Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

-the use of the property - variety of building types, parking, landscaping
-the mix of housing - especially the affordability component.

AND especially the team involved working for us!
-their expertise & approachability give us great confidence.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

I realize the drawings are not architectural yet but I would hope the church entrance would be on Bennett Rd. & that our stained glass windows would also be on Bennett Rd.

Please Turn Over

Colliers INTERNATIONAL

VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

No - we're excited!

Contact Information Please Print *(optional)*:

Name: ANN CLAUSEN

Address: 6671 WHITEOAK DR., RMD, V7E 4Z7

Phone: 604-274-3705

Email: annclausen@shaw.ca

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- ☐ Congregation
- ☐ Daycare/Kindergarten
- ☐ BUC Renter
- ☐ Neighbour
- ☑ Live in Richmond
- ☐ Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

- I liked the blend and multi use of the land. Great way to benefit the community by incorporating affordable housing units that are close to the city centre and other transit oriented developments.
- leads to longterm self sustainment of the church. ~~which is~~

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

There are a lot of children in a 500 m radius of this church. Your setback or greenspace dedication could further benefit the community by adding elements such as a playground that is open to the community and actually useable ie not hoaky ie cheap and never used.

Please Turn Over

Colliers INTERNATIONAL

VIA

4. Do you have any other comments on the proposed plan?

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Contact Information Please Print *(optional)*:

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

CNCL - 251

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the **very early stages** of developing a concept for the site, so tonight's Open House is an opportunity for you to **share some of your insight** about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- ☐ Congregation
- ☐ Daycare/Kindergarten
- ☐ BUC Renter
- ☐ Neighbour
- ☑ Live in Richmond
- ☑ Other: Social service agency providing assistance to people with disabilities

2. Are there elements of the proposed plan that you like? If so, what are they?

a) Family-based units: many rental units nowadays in Richmond are not family friend - too small, too expensive, not affordable supporting facilities
b) 51% affordable rental units - low end market rental homes
c) Design priorities are well thought out, esp. like the Public Pedestrian Greenway, bike lanes & more visible green space

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

a) any thought for subsidized housing for rental, for working poor, for people with disabilities
b) in design of townhomes, any consideration for accessibility, or visitability of the household, conversion-ready for aging at home, promote community cohesiveness for enabling visits from all people including people with mobility disabilities
c) other than child care, any space for social service providers. With the development of city core, many service agencies are disappearing to further locations, e.g. community meals

Please Turn Over

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

- City of Richmond has adopted the 'Affordable Housing Resource Directory' which contains lots of information on accessibility & visitability, very good resources
- Provide a rental supplement or subsidized rent for working poor, people on income assistance and people of PWD designation
- In partnership with a service agency to provide specific programming & services of a designated group, e.g. children with special needs & people with disabilities. The Richmond Centre for Disability (RCD) is open for further discussion & input.

Contact Information Please Print *(optional)*:

Name: Ella Huang

Address: Richmond Centre for Disability (100-5671 No. 3 Rd. Richmond) V6X 2C7

Phone: 604-232-2404

Email: ella@rcd-richmond.org

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- ☐ Congregation
- ☐ Daycare/Kindergarten
- ☑ BUC Renter R.D.Y.O. RICHMOND/DELTA YOUTH ORCHESTRA
- ☐ Neighbour
- ☐ Live in Richmond
- ☐ Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

I REALLY LIKE ALL THE ELEMENTS OF THIS PLAN. ESPECIALLY, THE AFFORDABLE HOUSING, THE PARKING, DAYCARE SANCTUARY + HALL (SEPARATED BY WALLS FOR ACOUSTICS), THE STORAGE THAT WOULD BE AVAILABLE FOR TWO PRIMARY FACILITY RENTERS, AND THE GREENBELT IS A NICE TOUCH.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

I LIKE ALL THE ELEMENTS OF THIS PLAN

Please Turn Over

Colliers INTERNATIONAL

VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

I THINK COMMUNITY FOCUSED PLANS LIKE THIS WOULD BE FANTASTIC FOR THE COMMUNITY.
FROM THE PERSPECTIVE OF THE RDYO (RICHMOND/DELTA YOUTH ORCHESTRA, BEING A VERY STRONG YOUTH ORGANISATION SERVING 150 STUDENTS FROM AGE 5-17, THE IMPORTANCE OF THES FACILITY CANNOT BE STRESSED ENOUGH. WE LOOK FORWARD TO WORKING WITH THE DEVELOPMENT TEAM IN ANY WAY WE CAN.

Contact Information Please Print *(optional)*:

Name: DARREN DEVOLIN

Address: 5229 LYNN R

Phone: 778-893-4778

Email: darrendevolin@gmail.com

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL VIA

CNCL - 255

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- ☑ Congregation
- ☐ Daycare/Kindergarten
- ☐ BUC Renter
- ☐ Neighbour
- ☐ Live in Richmond
- ☐ Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

Affordable Housing
Daycare
New Church

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

It would be nice if the Church facility was larger – e.g. 12,000 to 13,000 s.f.

Please Turn Over

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

It should be a real asset to the community. Looks good!

Contact Information Please Print *(optional)*:

Name: Stuart Appenheimer

Address: 9691 Aquila Rd, Rmd V7A 3R1

Phone: 604-816-2275

Email: stuart.appenheimer@gmail.com.

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- ☐ Congregation
- ☐ Daycare/Kindergarten
- ☐ BUC Renter
- ☒ Neighbour
- ☒ Live in Richmond
- ☐ Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

I really like & am impressed by all of it.

I am quite happy with all levels of housing as proposed, including a possible set back high rise. Having said that, I would give this property an exception. I would not want the whole north side of the block to become high rise.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Not totally clear on transit/lane connections to the 4 streets on all sides – needing to work with neighbors on that. This is NB to try not to increase traffic on Bonnell mor
In addition to day care ... maybe some community/seniors centre space ... gym for neighbourhood

Please Turn Over

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

I totally affirm the low rental / affordable housing aspect; it is badly needed.

Parking could be less than typical as many would be seniors ... working poor (or) ... singles who are less likely to have cars.

The city should rezone this for a tower and day care.

I hope the process is expedited – fast tracked.

Our own church, Peace Mennonite on Daniels Rd. might also want to go this way.

Any possibility for supported ((hskpg. & meals provided)) or assisted housing?

Contact Information Please Print *(optional)*:

Name: Dr. Lorne Brandt

Address: 307 - 8300 Bennett Rd

Phone: 604-276-9304

Email: brandtl@telus.net

Would you like to be contacted for future updates? (Yes) / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- [x] Congregation
- [ ] Neighbour
- [ ] Daycare/Kindergarten
- [ ] Live in Richmond
- [ ] BUC Renter
- [ ] Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

- good use of land to provide the people's needs
- good use of land

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

- want to come back to use the space
- related to church
- use the space since 2000

Please Turn Over

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

- Good project
- I like it

Contact Information Please Print *(optional)*:

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL

VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the **very early stages** of developing a concept for the site, so tonight's Open House is an opportunity for you to **share some of your insight** about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- [x] Congregation
- [ ] Daycare/Kindergarten
- [ ] BUC Renter
- [ ] Neighbour
- [x] Live in Richmond
- [ ] Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

I LIKE THE PLAN FOR PARKING - UNDERCOVER.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

I HOPE WHEN IT FIRST OPENS THAT PEOPLE CAN GO ON A TOUR.

Please Turn Over

Colliers INTERNATIONAL

VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

I AM WONDERING HOW LONG IT WILL TAKE TO COMPLETE THE PROJECT.

Contact Information Please Print *(optional)*:

Name: DENNIS BOYES

Address: 10551 HOLLYBANK DRIVE

Phone: 604 277 3009

Email: dzboyes@hotmail.com

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL

VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- ☐ Congregation
- ☐ Daycare/Kindergarten
- ☐ BUC Renter
- ☐ Neighbour
- ☑ Live in Richmond
- ☐ Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

ELEVATORS WILL STAY ON PROPERTY

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

KEEP THE PRE-SCHOOL. PROVIDE FOR MORE PARKING. PROVIDE FOR AT LEAST 3 OR 4 PASSENGER ELEVATORS (4 IF THERE IS NO FREIGHT ELEVATOR)

SECURITY IS ALSO IMPORTANT. GROUND FLOOR & ROOM OPEN PORTION OF THE PARKING SHOULD HAVE CAMERAS CAPABLE OF COVERING EVERY SQUARE FOOT WHERE B & E CAN OCCUR

Please Turn Over

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

BUILD HIGHER INSTEAD OF GOING UNDERGROUND FOR A PARKADE (2 OR 3 FLOORS ABOVE GROUND INSTEAD OF ONE UNDERGROUND FLOOR)

HOPEFULLY LAUNDRY MACHINES WILL BE ENSUITE, DITTO DISHWASHERS (OR MAKE THE SUITES ROOMY TO ALLOW MACHINES TO BE BOUGHT BY LONG-TERM RENTALS)

Contact Information Please Print *(optional)*:

Name: EUGENE CHUA

Address:

Phone:

Email: emoac1@gmail.com emoac1@yahoo.com

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL VIA

CNCL - 265

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- [x] Congregation
- [ ] Neighbour
- [ ] Daycare/Kindergarten
- [ ] Live in Richmond
- [ ] BUC Renter
- [ ] Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

I'm pleased c̄ the Rental Tower esp. subsidized units which are much needed in the City.

Love the underground parking - neighbors would be quite in approval.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

We would appreciate bicycle lockups -
- please preserve the stained glass windows -
- ample bathroom space c̄ automatic flush + auto taps
- fireside room c̄ fireplace
- the layout of the bldgs looks good
- one thing with the plan is that it looks as if there will be a lack of natural light - as the spaces are all connecting walls.

Please Turn Over

Colliers INTERNATIONAL

VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

Is there a sep. space for a lounge that would include the kitchen

- will there be ample natural light and if not would you have a skylite i.e. the lounge -

- for calming of the noise associated with other services taking place at same time is there a chance of fire walls being built?

= solar panels? -

Contact Information Please Print *(optional)*:

Name: Kay Ogilvie

Address: 326/8520 General Currie

Phone: Richmond BC (604-270-7165)

Email: barrykay@shaw.ca

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL VIA

CNCL 67

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- ☐ Congregation
- ☐ Daycare/Kindergarten
- ☑ BUC Renter
- ☐ Neighbour
- ☐ Live in Richmond
- ☐ Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

Yes, I like all the elements in the plan. Especially the church, affordable housing and Daycare services.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Enough carpark is needed.

Please Turn Over

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

good.

Contact Information Please Print *(optional)*:

Name: Angelry ~~[illegible]~~ WING KEE. CHAN.

Address: 74-3260 East 58th Ave, Vancouver V5S 3T2

Phone: 1-778-996-2921

Email: angelrychan@gmail.com

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- ☐ Congregation
- ☐ Daycare/Kindergarten
- ☑ BUC Renter
- ☐ Neighbour
- ☐ Live in Richmond
- ☐ Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

I appreciated that it remains church use and consideration of affordable housing.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

I hope there will have two seperate meeting halls with acoustic partition. and also have some meeting rooms.

Please Turn Over

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

The plan is quite good.

Contact Information Please Print *(optional)*:

Name: Kwok MING CHENG (Derek)

Address: 74-3260 East 58th Ave. Vancouver. V5S3T2

Phone: 1-778-996-2927

Email: derekcheng@hotmail.com

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the **very early stages** of developing a concept for the site, so tonight's Open House is an opportunity for you to **share some of your insight** about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- ☐ Congregation
- ☐ Daycare/Kindergarten
- ☑ BUC Renter
- ☐ Neighbour
- ☐ Live in Richmond
- ☐ Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

I like all the development presented.
A. Preschool
B. New church
C. Affordable housing
D. Green space
E. Available space, parking, walk way

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

The proposal I believe is excellent, it will serve more people, The school must continue, the church is also a blessing to the congregation. The new development will bring inspiration to all not only the church.

Please Turn Over

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

1. The proposal should be approved. The boundary line is not a big issue because Richmond City is growing rapidly. Boundary line can be adjusted up to Bennet Road or even further because of the tremendous grow

2. The proposed development is very close to the city hall. It will compliment the growth in the city; and it will help more people.

3. Richmond City is the showcase city to the we like Montreal to the EAST. The proposal should be allowed because of the need of more affordable housing and the property itself needs major improvem

4. Boundary is not a big issue compared to the benefits and developments to upgrade the city.

Contact Information Please Print *(optional)*:

Name: Eduardo S. Arguines

Address: 43-8631 Bennett Road, Richmond BC, V6Y3K

Phone: 604-2779157

Email: edsa70@yahoo.ca

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the **very early stages** of developing a concept for the site, so tonight's Open House is an opportunity for you to **share some of your insight** about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- [x] Congregation
- [ ] Neighbour
- [ ] Daycare/Kindergarten
- [ ] Live in Richmond
- [ ] BUC Renter
- [ ] Other: N. Westminster

2. Are there elements of the proposed plan that you like? If so, what are they?

- Densification of the use of the property is excellent!
- Covered parking - good appearance for the neighbors
- Bicycle hookup room is an excellent idea

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Please Turn Over

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

Ø

Contact Information Please Print *(optional)*:

Name: Wittig Fredrich

Address: 202 615 Hamilton St.

Phone: 604-544-5955

Email: fewittig@shaw.ca

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- ☐ Congregation
- ☐ Daycare/Kindergarten
- ☑ BUC Renter
- ☐ Neighbour
- ☑ Live in Richmond
- ☐ Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

Good

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Please Turn Over

Colliers INTERNATIONAL

VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

Contact Information Please Print *(optional)*:

Name: Yu WAI CHING

Address: 7580 NO. 1 ROAD RICHMOND BC V7C 1T6

Phone: 604-244-8238

Email: jeanyu08@hotmail.com

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- ☐ Congregation
- ☒ Daycare/Kindergarten
- ☐ BUC Renter
- ☐ Neighbour
- ☐ Live in Richmond
- ☐ Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

Affordable Housing
& DayCare & Pre-school.
Thus 2 Institutions one 70 years old.
We need to continue the Legacy.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

By this plan this will be a Community Living.

Please Turn Over

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

nm –

Contact Information Please Print *(optional)*:

Name: WESLEY RICHARDS - c/o Brighouse Junior Kindergarten

Address: 8151 Bennett Road.

Phone: 604 312 3352

Email: w.richards@shaw.ca

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from **you** about our idea to renew and redevelop this unique property in Richmond. We are in the **very early stages** of developing a concept for the site, so tonight's Open House is an opportunity for you to **share some of your insight** about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- ☐ Congregation
- ☒ Daycare/Kindergarten
- ☐ BUC Renter
- ☐ Neighbour
- ☐ Live in Richmond
- ☐ Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

Yes. The proposal ~~needs to~~ fits the needs of the community. The current building is in need of some urgent restoration.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

There is no plan for daycare functioning while construction takes place. It affects negatively the kids and their families as well as the staff working at daycare. Is there an option to find a place temporarily?

Please Turn Over

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

I hope there is enough parking space and playground area for the children at day care.

Contact Information Please Print *(optional)*:

Name:

Address:

Phone:

Email: sandratrujillo@hotmail.com

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL

VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- ☐ Congregation
- ☐ Daycare/Kindergarten
- ☐ BUC Renter
- ☒ Neighbour
- ☐ Live in Richmond
- ☐ Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

yes. I am highly supporting to build more low income housing. Since housing price in Richmond is only for "the wealthy". Too many working poor are here without proper housing

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

May add some units for assistant living, elderly church members & neighbours could still live at the same neighbourhood & will be able to "AFFORD", run by the church.

Please Turn Over

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

in the future who shall owns day care facility? who will run it?

Contact Information Please Print *(optional)*:

Name: Anne Brandt

Address: 307-8300 Bennett Rd

Phone: 604-276-9304

Email:

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- [x] Congregation
- [ ] Daycare/Kindergarten
- [x] BUC Renter
- [ ] Neighbour
- [x] Live in Richmond
- [ ] Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

The ~~amount~~ number of proposed affordable housing is really going to help the community and possibly us too as we are a part of the renter community in Richmond. The plan maximizes the BUC's land to accomodate not only affordable housing but day care as well on top of having a church sanctuary that is walking distance to many amenities in central Richmond.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

/

Please Turn Over

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

/

Contact Information Please Print *(optional)*:

Name: Bolina Topacio

Address: 201- 8760 Blundell Rd, Richmond, BC

Phone: 604 - 227 - 0736

Email: betra 3@ yahoo. com

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL

VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the **very early stages** of developing a concept for the site, so tonight's Open House is an opportunity for you to **share some of your insight** about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- ☐ Congregation
- ☑ Daycare/Kindergarten
- ☐ BUC Renter
- ☐ Neighbour
- ☑ Live in Richmond
- ☐ Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

The Day care facility is an important need for the neighbour hood.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Please Turn Over

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

Contact Information Please Print *(optional)*:

Name: FATIMA BHAGVDI

Address: 11- 9331 No. 5 Rd. RMD.

Phone: 604 278 - 8469 (Day care) staff.

Email:

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL

VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- [x] Congregation
- [ ] Neighbour
- [ ] Daycare/Kindergarten
- [ ] Live in Richmond
- [ ] BUC Renter
- [ ] Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

like it

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

no comment

Please Turn Over

Colliers INTERNATIONAL

VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

Contact Information Please Print *(optional)*:

Name: Victoria Brocal

Address: 18 - 8631 Bennett Rd Richmond B.C. V6Y-3K6

Phone: 604 - 724 1390

Email:

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- [x] Congregation
- [ ] Daycare/Kindergarten
- [ ] BUC Renter
- [ ] Neighbour
- [ ] Live in Richmond
- [ ] Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

Mixture of low-rise and high-rise.

Mixture of low end market rental and market rental. Rental housing is greatly needed.

The provision of green space.

A new church building.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Please Turn Over

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

It sounds like a win-win situation. Good for the congregation as well as the community.

Contact Information Please Print *(optional)*:

Name: _____

Address: _____

Phone: _____

Email: _____

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL

VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- [x] Congregation
- [ ] Daycare/Kindergarten
- [x] BUC Renter
- [ ] Neighbour
- [x] Live in Richmond
- [ ] Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

Like it

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

no comment

Please Turn Over

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

Like it

Contact Information Please Print *(optional)*:

Name: A. Gamboa

Address: 1-5611 Arcadia Rd Lmd B.C

Phone: 778 889 0194

Email: none

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL C3 VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- [x] Congregation
- [ ] Daycare/Kindergarten
- [x] BUC Renter
- [ ] Neighbour
- [ ] Live in Richmond
- [ ] Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

Love it!

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Love it!

Please Turn Over

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

None!

Contact Information Please Print *(optional)*:

Name: Florencio J. Toldeavilla

Address: Christ-Centered Christian Church

Phone: (604) 270-4818

Email: —

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from **you** about our idea to renew and redevelop this unique property in Richmond. We are in the **very early stages** of developing a concept for the site, so tonight's Open House is an opportunity for you to **share some of your insight** about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- ☐ Congregation
- ☐ Daycare/Kindergarten
- ☑ BUC Renter
- ☐ Neighbour
- ☐ Live in Richmond
- ☐ Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

Yes. It is well planned.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

Not now

Please Turn Over

CNCL - 296

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

No.

Contact Information Please Print *(optional)*:

Name: Kelly Chan

Address:

Phone:

Email: Kchan8151@yahoo.ca

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL VIA

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the very early stages of developing a concept for the site, so tonight's Open House is an opportunity for you to share some of your insight about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

- ☐ Congregation
- ☐ Daycare/Kindergarten
- ☑ BUC Renter
- ☐ Neighbour
- ☐ Live in Richmond
- ☐ Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

Yes, it's well balanced Project between the Church Meeting. Low Rise, High Rise, Day Care & Affordable Housing too.

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

NO.

Please Turn Over

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

NOT NOW.

Contact Information Please Print *(optional)*:

Name: DAVE TSE

Address:

Phone: 604-617-7733

Email: chingtse2000yahoo.com

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

As a member of the Brighouse community, we want to hear from you about our idea to renew and redevelop this unique property in Richmond. We are in the **very early stages** of developing a concept for the site, so tonight's Open House is an opportunity for you to **share some of your insight** about the neighborhood priorities and our preliminary proposal. The development team welcomes your input on the preliminary proposal before making an official application.

1. How are you connected to the Brighouse United Church (BUC)?

   - ☐ Congregation
   - ☐ Daycare/Kindergarten
   - ☐ BUC Renter
   - ☐ Neighbour
   - ☐ Live in Richmond
   - ☐ Other: _____

2. Are there elements of the proposed plan that you like? If so, what are they?

   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____

3. Are there elements of the proposed plan that you believe could be improved? If so, do you have suggestions on how they might be improved?

   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____
   _____

Please Turn Over

CNCL - 300

WE VALUE YOUR OPINION

COMMENT SHEET

Brighouse United Church Pre-application Open House

Fellowship Hall | April 19, 2017 | 5 – 7pm

4. Do you have any other comments on the proposed plan?

GLAD TO HEAR THAT SPACES WILL BE AVAILABLE FOR RENTER GROUPS AS OURS ~~ARE~~ IS

Contact Information Please Print *(optional)*:

Name: BILL (BOAF)

Address:

Phone: 604 315 1817

Email: bristowe.bill@shaw.ca

Would you like to be contacted for future updates? Yes / No (circle)

Please return your comment sheet to the Open House registration table.
You may also send your comments to Virginia Bird (by email) by Friday April 21st 2017:
virginia.bird@pottingerbird.com
Thank You!

Colliers INTERNATIONAL VIA

CNCL - 301

BRIGHOUSE JUNIOR KINDERGARTEN

Richmond, BC, June 3, 2019

To:

Your Worship Mayor Malcolm Brodie,
City of Richmond.

mayorandcouncillors@richmond.ca

CC:

Chris Duggan
Program Manager, Child Care
Community Social Development
604-204-8621
Chris.Duggan@richmond.ca

Re: Brighouse Nursery Preschool

The City of Richmond's commitment to the maintenance of a comprehensive child care system is in danger of being disrupted.

My name is Wesley Richards, and I am the director of the Brighouse Nursery Preschool (Junior Kindergarten) 8151 Bennett Rd, Richmond.

We have approximately 70 children in our preschool which accepts children from 2 years and 6 months to 5 years old.

We have been informed by the property owners, Brighouse United Church that site we currently have will have to be vacated for a period of about 4 years to make way for a housing project. The project will commence work by August 2020 and is expected to be completed by early 2024.

As a result, I am seeking an appointment with your worship and your officials to come up with a solution to this impending shutdown that will leave over 70 families looking for alternative facilities in what is already an acute space issue.

8151 Bennett Road
Richmond, BC, V6Y 1N4

www.brighousejunior.org

604 278 6107
604 312 3352

BRIGHOUSE JUNIOR KINDERGARTEN

We need your help to find a temporary shelter to move our 70-year-old child care legacy until the construction is finished.

Please contact me at 604 312 3352

wesley@sandboxwest.ca

Thank you,
Yours sincerely,
Brighouse Junior Kindergarten

Wesley Richards
Director

8151 Bennett Road
Richmond, BC, V6Y 1N4

www.brighousejunior.org

604 278 6107
604 312 3352

City of Richmond

Rezoning Considerations

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

Address: 8131 and 8151 Bennett Road **File No.:** RZ 18-808220

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10065, the owner is required to complete the following:

1. (***Subdivision***) Registration of a subdivision plan for the subject site that satisfies the following conditions:
   a) 4.5 m lane dedication along the entire north property line of 8151 Bennett Road; and
   b) consolidation of the lots into one development parcel (which will require the demolition of the existing buildings).
2. (***Pedestrian Trail Statutory Right of Way***) Granting of 3 m wide (approximately 242.7 m² or 2,612 ft²) statutory right-of-way along the east property line for the purposes of public rights of passage. This PROP SRW is intended to accommodate an interim pedestrian trail connection from Bennett Road to the proposed rear lane and also to accommodate an ultimate pedestrian trail connection from Bennett Road to Granville Avenue in conjunction with existing PROP SRW registered on title to 8180 Granville Avenue and to be widened to ultimate 6m width through future redevelopment of adjacent properties to the east. Owner responsible for maintenance & liability, except that City responsible for maintenance & liability limited to City utilities (e.g., lighting and walkway drainage) and paved surface only (e.g., owner responsible for landscaping and fencing). Any works essential for public access within the required statutory right-of-way (SRW) are to be included in the Servicing Agreement (SA) and the maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design. Works to be secured via Servicing Agreement.
3. (***Flood Construction Level***) Registration of a flood indemnity covenant on title (Area A).
4. (***Mixed-Use Noise***) Registration of a mixed use noise sensitive use covenant on title addressing noise impacts on residential uses.
5. (***City Centre Impacts***) Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light.
6. (***Affordable Housing***) Registration of the City's standard Housing Agreement to secure 20 affordable housing units, the combined habitable floor area of which shall comprise at least **10%** of the subject development's total residential building area. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Affordable Housing Strategy Requirements			Project Targets	
	Minimum Unit Area	Maximum Monthly Unit Rent (1)	Total Maximum Household Income (1)	Unit Mix	# of Units (2)
Studio	37 m² (400 ft²)	$811	$34,650 or less	55%	11
1- Bedroom	50 m² (535 ft²)	$975	$38,250 or less	20%	4
2-Bedroom	69 m² (741 ft²)	$1,218	$46,800 or less	15%	3
3-Bedroom	91 m² (980 ft²)	$1,480	$58,050 or less	10%	2
Total	**1,143.6 m² (12,310 ft²)**	**N/A**	**N/A**	**100%**	**20**

(1) Denotes the Council-approved rates as of July 24, 2017. Rates may be adjusted periodically as provided for under adopted City policy.
(2) Minimum 85% of affordable housing units shall meet Richmond Basic Universal Housing (BUH) standards or better.

Initial: _____

7. (***Moderate Income Housing***) Registration of a Housing Affordability Agreement to secure 68 moderate income limits housing units. Occupants of the units subject to the Housing Affordability Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Affordability Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Target Monthly Unit Rent Range (1)(2)	Max. Monthly Unit Rent (2)(3)	Total Max. Household Income (4)	Proposal	
				Unit Mix	# of Units
Studio	$1,472 - $1,522	$1,795	$71,810 or less	36.8%	25
2-Bedroom	$2,669 - $2,675	$2,675	$107,000 or less	63.2%	43
Total	**n/a**	**n/a**	**n/a**	**100%**	**68**

(1) Denotes market rent rates 2019 values as determined by Colliers International market rent survey for Richmond.
(2) Rates may be adjusted periodically with the agreement of the City and (i) for existing tenants, no more than Provincial *Residential Tenancy Act* provisions, (ii) for new tenants, no more than the rate calculated as the average of the previous 3 years of the percentage change of average rents by bedroom type for Richmond (CY) as published by CMHC (Annual Rental Market Survey) relevant to the specific year.
(3) Denotes maximum rent at 30% of total maximum household income.
(4) Denotes BC median household incomes 2019 values based on the BC Housing published 2019 Low to Moderate Income Limits for households without and with children in BC. The owner is using this income as a reference only and will not be applying for any specific financing programs from BC Housing that reference this income threshold.

8. (***Single Owner for Residential Units***) Registration of a legal agreement on title, prohibiting subdivision (including stratification and/or air space parcels) of the dwelling units. This restriction only applies to the dwelling units.

9. (***Parking and Loading***) Registration of a legal agreement on title ensuring that:
   a) all church parking spaces are shared with residential visitors and the following are prohibited: reserving, selling, leasing, assigning, or designating any of the shared parking spaces to individual uses or users;
   b) parking spaces are identified as to their intended usage with signage and in the Development Permit and Building Permit plans;
   c) where two parking spaces are provided in a tandem arrangement both parking spaces must be assigned to the same dwelling unit and maintained for their intended use; and
   d) Loading facilities are provided for the shared use of all uses on site and maintained for their intended shared common use.

10. (***Bicycle and Personal Mobility Scooter Facilities***) Registration of a legal agreement on title ensuring that:
    a) bicycle storage facilities are provided for the use of residents and the church use and maintained for their intended shared common use; and
    b) personal mobility scooter storage facilities are provided for the shared use of residents and maintained for their intended shared common use.

11. (***Transportation Demand Management***) The owner shall provide the following TDM measures to support the ZMU42 zone site specific parking rates:
    a) (***Intersection Improvements***) The owner shall provide the following pedestrian improvements at the St. Albans Road and Bennett Road intersection:
       i. Design and construction of decorative surface treatment for the crosswalk as part of the Servicing Agreement; and
       ii. City acceptance of the owner's offer to provide a voluntary contribution in the amount of $4500.00 towards the installation of an Audible Pedestrian Signal.
    b) (***Midblock Pedestrian Crosswalk***) Design and construction of a raised midblock signed and painted crosswalk at the pedestrian trail location on Bennett Road with decorative curb extensions as part of the Servicing Agreement.
    c) (***Pedestrian Facilities***) The owner shall provide seating along Bennett Road as part of the Development Permit.
    d) (***Enhanced Bicycle Facilities***) Registration of a legal agreement on title ensuring that:
       i. end-of-trip facilities are provided for the church use, including showers, wash basins, water closets, lockers, and change rooms; and
       ii. bicycle repair/maintenance stations are provided and shared amongst all uses onsite, including bicycle repair stand (with tools); foot pump; and faucet, hose and drain for bicycle washing. A note is required on the Development Permit and Building Permit.

Initial: _____

e) (***Transit Pass Program***) Registration of a legal agreement on title to ensure the execution and completion of a transit pass program, including the following method of administration and terms:

i. Provide 2 years of two-zone compass cards for each of the 20 affordable housing unit; and 1 year of two-zone compass cards for each of the other rental housing units. The intention of the transit pass program is to offer transit passes on a per unit basis. If a tenant opts out or does not "subscribe" to the transit pass program, that pass remains in the pool for a future tenant until they have all been utilized. Number of passes capped at number of units for a period of two years;;

ii. Letter of Credit provided to the City for 100% of transit pass program value;

iii. Administration by TransLink, housing society or management company. The owner is not responsible for the monitoring of use of transit passes but only noting number of "subscribed" users to the program, until full unit count is exhausted over a period of two years;

iv. If the transit pass program is not fully subscribed within two years, the program is to be extended until the equivalence of the costs of the full one year transit pass program has been exhausted. Should not all transit passes be utilized by the end of the second year, the remaining funds equivalent to the value of the unsubscribed transit passes are to be transferred to the City of Richmond for alternate transportation demand management measures at the City's discretion; and

v. The availability and method of accessing the 2-zone transit passes is to be clearly explained in the tenancy agreements.

f) (***Car Share***) The owner shall provide two (2) car share vehicles and two (2) car share parking spaces along with parking and access SRW to support rental housing, including:

i. Confirmation from a car share provider (e.g. Modo) that the subject site is viable for car share upon completion of the project.

ii. Letter of understanding between the owner and the car share co-op car company.

iii. Granting of a Public Right of Passage Statutory Right of Way (SRW), in favour of the City, to secure for the car share vehicles, two (2) parking spaces along with vehicular and pedestrian access to Bennett Road and the rear lane along the full width of the internal drive aisle, subject to the final dimensions established by the surveyor on the basis of functional plans completed to the satisfaction of the Director of Transportation. Owner responsible for maintenance & liability. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.

iv. Registration of a legal agreement on title ensuring that the owner provide a car share facility and car share equipment to a car share operator or the City, at no cost to the car share operator or the City, both as the case may be, the terms of which shall be generally as follows:

a. provision of a minimum of two (2) car share parking spaces within the development, along with pedestrian and vehicular access, designated, constructed, equipped and maintained by the owner, at the owner's cost, to be:

(i) located in the podium level open parking area in a clearly marked and visible location;

(ii) provided with design features, decorative finishing, lighting and signage, as determined through the Development Permit and/or Building Permit processes;

(iii) accessible at all times to all intended users (e.g. residents, general public, car share operator personnel and car share operator members) at no added cost;

(iv) identified on the Development Permit and Building Permit plans; and

(v) prior to building inspection permitting occupancy, provided with wayfinding and stall identification signage, to the satisfaction of the Director of Transportation;

b. provision of a minimum of two (2) car share vehicles at the owner's initial cost;

c. terms of agreement between the owner and the car share operator which shall include:

(i) a minimum contractual period for the provision of car share services of three (3)years from the first date of building occupancy; and

Initial: _____

(ii) additional provisions as negotiated by the owner and car share operator (e.g. maintenance, repair and replacement by car share vehicles by the car share operator), or as required by the City, subject to the approval of the Director of Transportation;

d. in the event that the car-share facilities are not operated for car-share purposes as intended via the subject rezoning application (e.g., operator's contract is terminated or expires), transfer control of the car-share facilities, to the City, at no cost to the City, with the understanding that the City at its sole discretion, without penalty or cost, shall determine how the facilities shall be used going forward; and

e. supporting submissions provided to the City (Transportation Department) as follows:

(i) prior to rezoning adoption, a copy of the letter of intent addressed to the owner from the car share operator outlining the terms of the provision of car sharing services;

(ii) prior to Development Permit issuance, a copy of the draft contract between the owner and the car share operator describing the terms of the provision of car sharing services; and

(iii) prior to building inspection permitting occupancy , a copy of the executed contract between the owner and the car share operator describing the terms of the provision of car sharing services.

12. (***Existing Tree Management***) The owner shall protect adjacent neighbouring trees, including:

a) (***Tree Protection***) Installation of appropriate tree protection fencing for the protection of all trees on neighbouring properties prior to any construction activities, including building demolition, occurring on-site.

b) (***Arborist Supervision***) Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the neighbouring trees to be protected. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.

c) (***Tree Compensation***) City acceptance of the owner's offer to provide the following voluntary contributions in the amounts of:

i. $3,250 to the City's Tree Compensation Fund for the planting of replacement trees within the City in compensation for the removal of 3 existing trees and 1 existing hedge from the City boulevard.

ii. $15,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City in compensation for the removal of 15 existing trees from the subject site, or incorporation of 30 replacement trees in the Development Permit landscape plan, or a combination of the two ($500 per replacement tree).

13. (***Development Permit***) The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

14. (***Servicing Agreement***) Enter into a Servicing Agreement* for the design and construction of Engineering and Transportation works in accordance with Transportation Association of Canada (TAC) Specifications, City Engineering Design Specifications and applicable Bylaws to the satisfaction of the City. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to, the following:

14.I. Road works:

a) Road Functional Design Works: Submission of a functional design (road works, interim and ultimate lane works and pedestrian trail works), prepared to the satisfaction of the City, is required. Design to accommodate: Bennett Road frontage improvements and midblock raised crosswalk, pedestrian trail interim design from Granville Avenue to rear lane and ultimate design from Granville Avenue to Bennett Road, rear lane, and St. Albans Road and Bennett Road intersection pedestrian improvements. Works also include street lighting, traffic signage, boulevard landscaping, street trees, and bollards. The functional design is to reference drawing 623970-12-05, indicate clearly all existing and proposed SRW PROPS and road dedications, include the frontage improvements listed below and provide cross sections for the Bennett Road frontage and along the north lane at multiple locations due to varying lane widths. Unless otherwise specified, all road works are to be designed as per bylaw, TAC Standards and the City's Engineering Design Specifications.

Initial: _____

b) Bennett Road Frontage Improvements: Road pavement as curb and gutter as required. New 2 m wide sidewalk at property line and landscaped boulevard (minimum 1.5 m) with street trees behind existing curb. Dimension the driveway width on the functional road plan and tie-ins to existing sidewalks. Provide grade of access ramp and have the traffic consultant demonstrate the wheel path turning movements and sightlines at the connection of the ramp to the frontage are adequate. All existing driveways along Bennett Road frontage to be closed.

c) Bennett Road Mid-block Crosswalk: Raised crosswalk with curb extensions located near the new pedestrian trail. The functional plan is required to locate the crosswalk, include geometric works such as decorative curb extensions and a speed hump design, and show the curb on south side for connection.

d) Rear Lane: Interim lane to City Centre standard across site frontage along the new northern property line. Interim and ultimate lane designs are required.

   i. Interim lane works to include all the works within the subject site's road dedications and the existing SRW PROP to the north to construct as much of the ultimate lane design as possible as part of this project. The sidewalk in the lane as part of the works secured from neighboring properties on this block is located on the north side of the lane and is to be shown on the functional plan. The functional lane plan is to show cross sections for the lane abutting 8151 Bennett Road. The SRW PROPs on the neighboring properties to the north that have been secured for vehicle purposes are to be shown. Refer to City of Richmond Engineering Design Specifications drawing R-7-DS. This information is essential due to the narrow lane width for the turning movements at the western access to the lane. As well the wheel path illustration provided by the traffic consultant is to be superimposed on the functional lane plan with all the completed works shown. For example if there is lighting along the north side of the lane, the wheel path illustration is to avoid the conflict area.

   ii. The edge treatment and conditions along the south property line of the neighboring properties to the north are to be shown on the functional plan (e.g., parking, fencing).

f) Pedestrian Trail: Design and Construction of walkway from Bennett Road to the proposed rear lane in proposed 3 m wide SRW along east property line. Works to include 2 m wide pavement at property line and 1 m landscaping strip with pedestrian lighting. Works also to include fencing as needed, and any edge treatment to address grade differential to neighbouring properties. Design of walkway in ultimate 6 m wide SRW, including proposed 3 m wide SRW, SRW secured along east property line of neighbouring property to the north, and future SRW to be secured through future development on adjacent properties to the east. Ultimate design to include 3 m wide pavement centred in SRW and on both sides 1.5 m landscaping strip with pedestrian lighting. Ultimate design also to include fencing as needed, upgrade to any existing walkways, and edge treatment to address grade differential to neighbouring properties.

g) Intersection Works: Design and installation of decorative asphalt surface treatment for the crosswalk at the St. Albans Road and Bennett Road intersection.

14.II. Water works:

Using the OCP Model, there is 346 L/s available at 20 psi residual at the hydrant located at the proposed site's Bennett Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s. No capacity analysis required.

a) At the Owner's cost, the Owner is required to:

   1. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit designs at Building Permit stage.

b) At the Owner's cost, the City will:

   1. Abandon and cap at main all existing water service connections.
   2. Install a new water service connection at Bennett Road frontage, complete with meter and meter chamber in a right-of-way which will be provided by the owner. The dimensions and location of the right of way shall be finalized via the servicing agreement design review.
   3. Complete all proposed watermain tie-ins.
   4. There are existing City fire hydrants on the south side of Bennett Road. The development is required to comply with the BC Building Code. If the proposed design requires a new closer hydrant to comply with

Initial: _____

BCBC, the new hydrant could be a private hydrant located onsite, or a City hydrant located in the boulevard on the north side of Bennett Road. The project consultant will need to determine the best location for the hydrant. If a City hydrant is proposed, please see below for two potential hydrant locations. Engineering advises that either location is fine for the Fire Department as long as it meets code requirements (Hydrant to Fire Department Connection = Max. 45 m, unobstructed and measured from the centreline of the road).

- Location 1: Fire hydrant located just west of lot 8131 Bennett Road, this location avoids crossing the force main. The connection point indicated west of the driveway would need to be moved to the south.
- Location 2: Fire hydrant located east of the proposed driveway. For this location, the water service connection to the fire hydrant would need to cross the sanitary force main. This crossing would result in approximately 10 m of additional force main needing to be replaced.

14.III. Storm sewer works:

a) At the Owner's cost, the Owner is required to:

1. Upgrade the existing 450 mm diameter storm sewer at the proposed site's Bennett Road frontage. The proposed storm sewer (approximately 600 mm diameter and 92 m length) shall tie-in via new manholes to the existing storm sewers at the west and east sides. The proposed storm sewers shall be installed in the roadway to avoid conflict with the proposed sanitary line and existing wetwell at the frontage of 8131 Bennett Road. Exact alignment shall be determined via the servicing agreement design process.
2. Remove the existing 450 mm storm sewer at Bennett Road frontage and dispose offsite.
3. Install a storm sewer service connection and tie-in to the proposed storm sewer at the Bennett Road frontage. Tie-in point shall be at the existing manhole near the southeast corner of 8151 Bennett Road.
4. Install 200 mm diameter storm sewer (approximately 200 mm diameter and 112 m length) complete with manholes as per the City's Engineering Specifications in the new lane along the proposed site's north property line. The high point of the new storm sewer will be at the east end of the new lane and tie-in shall be to the east end of the existing lane drainage located south of 8080 Granville Avenue.

b) At the Owner's cost, the City will:

1. Cut and cap at main all existing storm service connections.
2. Remove all existing inspection chambers and storm service leads and dispose offsite.
3. Complete all proposed storm sewer tie-ins.

14.IV. Sanitary sewer works:

The owner will be responsible for all costs associated with re-grading, relocating, extending and removing existing sanitary sewers to accommodate the proposed development. The associated sanitary sewers and related appurtenances must be constructed and fully operational prior to the start of any soil densification, preloading or excavation on the development site in order to maintain sanitary sewer service. As such, if such works are required prior to 3rd reading by Council and Public Hearing (i.e., the timing when the City allows the servicing agreement process to proceed), a separate Servicing Agreement for the re-grading, relocation, extension and removal of the affected pipes will be presented to Council for consideration through an independent Report to Council; otherwise, these works will be completed through the servicing agreement as part of this Rezoning application.

a) At the Owner's cost, the Owner is required to:

1. Design the proposed development to accommodate future access, maintenance, repair or replacement of the existing pump station and associated appurtenances including all sanitary sewer along the perimeter of the proposed development without impact to the development site, to the satisfaction of the City and BC Hydro.
2. Grant and register a 4.5 m wide lane dedication along the north property line of 8151 Bennett Road as per requirement by Transportation Department.
3. Grant and register all required utility rights of ways necessary to complete the future relocation and replacement of the existing Bennett pump station, the installation of the future pump station equipment and appurtenances and the installation of the new gravity mains that are required to accommodate the proposed development. Statutory right-of-way for the purposes of utilities. Owner responsible for maintenance & liability, except that City responsible for maintenance & liability limited to city utilities and sanitary pump station paved surfaces only. The design must be prepared in accordance with City specifications & standards

Initial: _____

and the construction of the works will be inspected by the City concurrently with all other SA related works. Works to be secured via SA. Provide the following right-of-way(s), to be refined through the servicing agreement design process:

a. A 6 m wide utility SRW (on-grade below and open sky above) along the entire west property line of 8131 Bennett Road, with the following requirements: be flat; be accessible by a 7.5 x 2.5 m service truck with 1.3 m stabilizers from Bennett Road; contain a parking area paved with 200 mm thick broom-finished concrete with expansion joints; and trees, tall hedges and other permanent structures are not permitted within the utility right-of-way.

b. A 15.2 m x 5.5 m utility SRW (on-grade below and open-sky above) along the south property line of 8131 and 8151 Bennett Road, adjacent to the eastern edge of the right-of-way identified in section III.3.a. The SRW shall accommodate the following:

   i. BC Hydro SRW to accommodate a BC Hydro transformer (PMT), to be located within the 15.2 m x 5.5 m SRW footprint specified above, with minimum 3.0 m clearance between the PMT pad and the pad of any other electrical components such as the generator or kiosk. The Owner is required to coordinate with BC Hydro regarding the requirements of this right-of-way and provide written confirmation from BC Hydro prior to approval of the SA design.

   ii. A future electrical kiosk with approximate dimensions of 1.5m x 2.6m, a minimum 1 m clearance on the short sides of the kiosk and minimum 2m clearance on the long sides of the kiosk, or as required to allow for safe access to all doors on the kiosk. A line-of-sight must be maintained between the kiosk and the wet well hatches.

   iii. A future emergency generator with approximate dimensions of 3.0m x 1.5m and a minimum 1m clearance on all sides.

   iv. Any other future equipment or utilities required to service the pump station, including underground conduits and water service connections.

   v. Trees, tall hedges and other permanent structures, unless otherwise approved by the City, are not permitted within the utility right-of-way.

c. A 3 m x 6 m utility SRW to (on-grade below and open-sky above) along the west property line of 8151 Bennett Road approximately 46m from the south property line, to fill the right of way notch that will result from the discharge of the existing right of way adjacent to the east property line of 8131 Bennett Road.

d. A 5.7 m x 3 m utility SRW along the south property line of 8151 Bennett Road (to be located directly north of the existing wetwell) adjacent to the eastern edge of the 15.2 m X 5.5 m utility SRW indicated in item 3b above. The purpose of this new SRW is to contain the replacement for the existing kiosk and the existing RTU pole antenna. Also, this utility SRW will serve as working space when the existing wetwell is excavated to facilitate tie-in of the future Bennett pump station. The east edge of this new SRW shall extend 1.0m beyond the east edge of the existing wetwell so the right of way dimensions need to be finalized through the servicing agreement design review process.

4. Discharge the existing utility right of way adjacent to the east property line of 8131 Bennett Road after the existing sanitary pipe is removed and the new sanitary sewers are operational.

5. Design and construct the following sanitary pipe works that are required to address the conflict between the existing sanitary pipes and the proposed development:

   a. Upgrade and re-grade the existing 200 mm diameter sanitary main along the north property line of 8131 Bennett Road (approximately 375 mm diameter and 17 m length). The new sanitary main shall be sloped to the west from a new manhole west of the east property line to a new manhole east of the west property line of 8131 Bennett Road.

   b. Install a 375 mm sanitary main from the new manhole at the northwest corner of 8131 Bennett Road along the 6 m wide SRW to a new manhole that will be located south of the south property line, approximately 54 m (approximately 375 mm diameter and 54 m length).

   c. Install a 375 mm sanitary sewer from the new manhole near the southwest corner of 8131 Bennett Road then tie-in to the west side of the existing wetwell via the existing opening.

   d. Install an additional interim manhole approximately 10 m to the north of the south property line.

Initial: _____

6. Remove the existing sanitary sewers that are being replaced by items 5a and 5b above.
7. Install a new sanitary service connection, complete with inspection chamber, off of the proposed sanitary sewer in the right-of-way.
8. Provide, prior to start of site preparation works, a geotechnical assessment of the impact of preload, soil densification works, DSM wall installation (if required), foundation excavation and dewatering works on the existing pump station and kiosk, the new and existing gravity lines and the existing forcemains fronting the development site and provide mitigation recommendations. Any damage is to be repaired and any required replacement shall be at the Owner's sole cost, to the satisfaction of the Director of Engineering.

b) Subject to Council approval, the City will provide 50% of the cost for the design and construction of the following works. The owner is required to:

1. Replace the existing kiosk with a new one (i.e., duplex type) in the new 5.7 m x 3 m SRW (item 3d). This work will likely require replacement of the existing Hydro service, including replacement of existing underground electrical conduits and pole transformers as BC Hydro may not permit the use of the existing undersized conduits that service the pump station.
2. Install a new PMT to power the pump station, within the new 15.2 m x 5.5 m SRW (item 3b).
3. Replace the existing station concrete pad to include the wetwell hatch and the kiosk. The new station concrete pad shall be from the back of curb to the northern edge of the new 5.7 m x 3 m SRW (item 3d).
4. Replace the existing hatch with new one that is rated as occasional H-20 loading.
5. Replace the existing pump with Flygt NP equivalent.
6. Relocate the existing RTU pole (antenna) into the new 5.7 m x 3 m SRW (item 3d) (beside the new kiosk).
7. Relocate the existing water service for the pump station.
8. Estimated costs for items 1-7 above will be subject to review and approval from the City at the Service Agreement stage for the purpose of establishing a cap-value on the City portion of the works. Both parties to review estimated costing prior to signing of agreement to access final scope and price of works are deemed fair and appropriate. Excess costs incurred after the signed agreement, over and above the agreed upon cap will be the responsibility of the Owner. In the event that costs are lower than the cap, the City's portion will be 50% of the actual design and construction costs.

c) At the Owner's cost, the City will:

1. Cut and cap at main all existing sanitary service connections to the proposed site.
2. Remove all existing inspection chambers and sanitary leads connected to the proposed site and dispose offsite.
3. Complete all proposed sanitary sewer tie-ins to the existing system.

14.V. Engineering Frontage Improvements:

a) At the Owner's cost, the Owner is required to:

1. Provide frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible.
2. Proposed sidewalks, bike paths and boulevards shall be included in proposed road dedications.
3. Provide street lighting improvements along Bennett Road: Paint existing poles Gloss Black colour and install new luminaires of type Domus 50 Series Flat Glass Luminare (LED / 3000K color temperature). Existing conduits within boulevard are to be lowered to 1.0 m below finished grade. Review street lighting levels along Bennett Road and upgrade as required.
4. Provide street lighting along the new lane: Provide Gloss Black 5.79 m height laneway poles at the back of curb with luminaire color matching pole (See City Specifications drawing L11.5).
5. Provide street lighting along the new pedestrian trail within the landscape strip in the SRW. The design will be finalized through the SA process, including determining bollard lighting or pole lighting of type Gloss Black 4.57 m height with luminaire color to match pole.

Initial: _____

6. Coordinate with BC Hydro, Telus and other private communication service providers:
   a. To underground overhead service lines.
   b. To underground the overhead lines and remove the poles along the Bennett Road site frontage.
   c. Prior to relocating/modifying any of the overhead lines or poles along Bennett Road.
   d. To pre-duct for future hydro, telephone and cable utilities along all road frontages.
   e. To locate all proposed underground structures (e.g. junction boxes, pull boxes, service boxes, etc.) outside of bike paths and sidewalks.
   f. To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the functional plan and registered prior to SA design approval:

BC Hydro PMT	– 4.0 x 5.0 m
BC Hydro LPT	– 3.5 x 3.5 m
Street light kiosk	– 1.5 x 1.5 m
Traffic signal kiosk	– 1.0 x 1.0 m
Traffic signal UPS	– 2.0 x 1.5 m
Shaw cable kiosk	– 1.0 x 1.0 m
Telus FDH cabinet	– 1.1 x 1.0 m

14.VI. General Items:

a) At the Owner's cost, the Owner is required to:

1. Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the owner's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
2. Conduct pre and post preload (and/or soil densification) video inspections of adjacent sewer mains to check for possible damage. At their cost, the owner is responsible for rectifying damage caused by the site preparations (e.g., preload, site densification, etc.).
3. Conduct pre and post construction video inspections of adjacent sewer mains to check for possible construction damage. At their cost, the owner is responsible for rectifying construction damage.
4. Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works as per a geotechnical engineer's recommendations, and report the settlement amounts to the City for review and approval.
5. Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
6. Design the proposed development to accommodate future maintenance, repair or replacement of the existing pump station, new kiosk, future back-up generator, BC Hydro PMT and sanitary sewers along the perimeter of the proposed development without causing undue cost to the City. Building designs should consider how future access will be provided during future pump station and sanitary construction and/or repair works without impact to the proposed buildings. Geotechnical assessments complete with recommendations (prior to or at first submission of SA design) are required for review by Engineering department.

Initial: _____

Prior to Development Permit* Issuance, the owner must complete the following requirements:

1. (***Rezoning***) Incorporation of features in Development Permit plans as determined via the Rezoning process.
2. (***Landscape Security***) Receipt of a Letter-of-Credit (or BC Housing letter of assurance) for landscaping. The amount is to be determined from a signed and sealed cost estimate prepared by the project Landscape Architect.

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

1. (***Rezoning/Development Permit***) Incorporation of features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes, including accessibility and sustainability measures.
2. (***Construction Parking and Traffic Management Plan****) Submission of a construction parking and traffic management plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. (***Construction Hoarding***) Obtain a Building Permit* for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Notes:

* This requires a separate application.

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

  All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

  The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed copy on file]

Signed | Date

City of Richmond

Bylaw 10065

Richmond Zoning Bylaw 8500 Amendment Bylaw 10065 (RZ 18-808220) 8131 and 8151 Bennett Road

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

"20.42 Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)

20.42.1 Purpose

The **zone** provides for **religious assembly** institutional and a non-profit rental tenure housing project, and other limited supporting and accessory **uses**.

20.42.2 Permitted Uses

- **amenity space, community**
- **library and exhibit**
- **religious assembly**
- **studio**

20.42.3 Secondary Uses

- **boarding and lodging**
- **home business**
- **housing, apartment**
- **housing, town**

20.42.4 Permitted Density

1. The maximum **floor area ratio** is 0.6 together with an additional:
   a) 0.1 **floor area ratio** provided that the additional **floor area** is used entirely to accommodate indoor **amenity space**.
2. Notwithstanding Section 20.42.4.1, the reference to "0.6" is increased to a higher **floor area ratio** of "2.25" if the **owner**:
   a) provides a minimum of 900 m^2 **floor area** on the **site** for **religious assembly use**;
   b) provides 20 **affordable housing units** on the **site** and the combined **habitable space** of the **affordable housing units** is not less than 10% of the total residential **floor area**;
   c) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against title to the **lot** and files a notice in the Land Title Office;

d) in addition Section 20.42.4.2.b, provides 68 moderate income limits **residential rental tenure dwelling units** on the **site**; and

e) enters into a **housing affordability agreement** with respect to the **dwelling units** described in Section 20.42.4.2.d and registers the **housing affordability agreement** against title to the **lot** and files a notice in the Land Title Office.

3. Notwithstanding Section 4.5.1, the following items are not included in the calculation of maximum **floor area ratio**: common bicycle, personal mobility scooter, garbage and recycling facilities.

20.42.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings**.

20.42.6 Yards & Setbacks

1. The minimum **setback** from Bennett **Road** is 3.0 m.
2. The minimum **setback** from a **rear lot line** or **lane** is 0.0 m.
3. The minimum **setback** from a **side lot line** is 3.0 m.

20.42.7 Permitted Heights

1. The maximum **height** for **buildings** is 25.0 m.

20.42.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 40.0 m.
2. The minimum **lot depth** is 40.0 m.
3. The minimum **lot area** is 2,400 m^2.

20.42.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

20.42.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.
2. Notwithstanding Section 20.42.10.1, subject to the provision of transportation demand management measures to the satisfaction of the Director of Transportation, including the provision of 2.0 **parking spaces** on-site for car co-operative **use**, the minimum number of **parking spaces** required by this bylaw may be reduced to be calculated as follows:

   a) for **affordable housing** residents: 0.6 **parking space** per **dwelling unit**;

   b) for **residential rental tenure apartment housing** residents: 0.85 resident **parking space** per **dwelling unit**;

c) for **residential rental tenure town housing** residents: 1.0 **parking space** per **dwelling unit**; and

d) for **religious assembly use**: 4.3 **parking spaces** per 100 m^2 of **gross leasable floor area** of **building**, which shall be shared with residential visitors at all times.

20.42.11 Residential Rental Tenure

1. For the purposes of this **zone**, the following definitions apply:

   a) **residential rental tenure** means, in relation to a **dwelling unit** in a multi-family residential **building**, occupancy of a **dwelling unit** governed by a tenancy agreement under and that is subject to the *Residential Tenancy Act (BC)*, as may be amended or replaced from time to time.

   b) **housing affordability agreement** means an agreement in a form satisfactory to the **City** that limits the occupancy of the **dwelling unit** that is subject to the agreement to persons, families and **households** that qualify for housing based on **household** income level under the terms of the agreement, that restricts the occupancy of the **dwelling unit** to **residential rental tenure**, and that prescribes a maximum rental rate and rate of increase of rental rate for the **dwelling unit** for a term of in perpetuity.

2. For the purposes of this **zone**, all **apartment housing** and **town housing** are restricted to **residential rental tenure** only.

20.42.12 Other Regulations

1. 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."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"RENTAL TENURE RESIDENTIAL AND RELIGIOUS ASSEMBLY (ZMU42) - ST. ALBANS (CITY CENTRE)".**

P.I.D. 009-599-126
Lot 27 Section 16 Block 4 North Range 6 West New Westminster District Plan 20915

P.I.D. 006-199-631
Lot 362 Section 16 Block 4 North Range 6 West New Westminster District Plan 47516

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10065".**

FIRST READING _____

A PUBLIC HEARING WAS HELD ON _____

SECOND READING _____

THIRD READING _____

OTHER CONDITIONS SATISFIED _____

ADOPTED _____

CITY OF RICHMOND
APPROVED by SB.
APPROVED by Director or Solicitor

_____ MAYOR

_____ CORPORATE OFFICER

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	October 8, 2019
From:	Wayne Craig Director, Development	**File:**	RZ 18-817742
Re:	**Application by Inter Luck Trading Corp. for Rezoning at 3560 Moncton Street from Steveston Commercial (CS2) to Commercial Mixed Use (ZMU43) – Steveston Village**		

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10075 to create the "Commercial Mixed Use (ZMU43) – Steveston Village" zone, and to rezone 3560 Moncton Street from "Steveston Commercial (CS2)" to "Commercial Mixed Use (ZMU43) – Steveston Village", be introduced and given first reading.

Wayne Craig
Director, Development

WC:mp
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Affordable Housing	☑	

6242338

Staff Report

Origin

Inter Luck Trading Corp. has applied to the City of Richmond for permission to rezone 3560 Moncton Street from "Steveston Commercial (CS2)" to a new "Commercial Mixed Use (ZMU43) – Steveston Village" zone in order to develop a two-storey, mixed-use building containing approximately 430 m^2 (4,628 ft^2) of commercial space at grade and five residential units above, with vehicular access from the lane to the west. A location map and an aerial photo are contained in Attachment 1.

The subject site is located in the Steveston Village Heritage Conservation Area. It does not contain an identified heritage resource to be maintained and conserved.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is contained in Attachment 2. Conceptual development plans are contained in Attachment 3.

Surrounding Development

The subject site is an L-shaped property located at the southwest corner of Moncton Street and 2nd Avenue. The site currently contains a one-storey commercial building on the north side and surface parking on the south side. The building was previously occupied by the Steveston Marine and Hardware store, and is currently vacant. There are no trees on the subject site.

To the North: Across Moncton Street is a two-storey commercial building constructed in the late 1980s.

To the South: The rear parking lot of the property fronting onto Bayview Street at 3711 Bayview Street.

To the East: Across 2nd Avenue is a two-storey commercial building known as "Hepworth Block", which is one of the identified heritage resources in Steveston Village.

To the West: One-storey commercial buildings at 3500 Moncton Street and 3480 Moncton Street. The building at 3480 Moncton Street is one of the identified heritage resources in Steveston Village, known as "Watsida Building/Riverside Art Gallery".

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The subject site is located in the Steveston Village Core Area, and is designated "Neighbourhood Service Centre" in the Official Community Plan and "Heritage Mixed-Use" in the Steveston Area Plan. The proposed mixed-use development is consistent with these land use designations.

The Steveston Village Land Use Density and Building Height Map in the Steveston Area Plan allows for maximum Floor Area Ratio of 1.2 and maximum building height of 9 m and 2 storeys along Moncton Street (Attachment 4). The proposed height and density for this project is consistent with the permitted height and density in the Steveston Area Plan.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. The comments received in response to the placement of the rezoning sign on the property are summarized below, followed by staff comments in italic. The written comments are included in Attachment 5.

- An email was sent to Council from a Steveston resident noting that there are too many condominiums in Steveston and expressing concerns regarding the loss of the existing character of Steveston Village.

  The proposed mixed-use development is consistent with the "Heritage Mixed-Use (Commercial-Industrial with Residential & Office above)" designation for Steveston Village in the Steveston Area Plan.

- A member of the Steveston 20/20 requested a copy of the preliminary rezoning plans be provided by email. The plans were circulated by the member to the Steveston 20/20 group for review and comment, and the member also provided a written comment noting concerns that the proposed rooftop amenity area is not accessible by an elevator, therefore, is not accessible by people with mobility challenges. No other correspondence was received from other members.

  Individual hatch access points are proposed to the private rooftop decks to minimize potential visibility of access points to the rooftop. An elevator access is not required as a communal rooftop amenity area is not proposed.

  Along Moncton Street, the height of the buildings is limited to two-storey and 9 m to ensure the size and scale of Moncton Street development is compatible with the historic structures and existing developments. The proposed hatch access respects the existing character of the Moncton streetscape and is architecturally well integrated.

- The property owners of the adjacent building to the east, known as the Hepworth Block, met with staff on August 8, 2018 to obtain further information about site preparation activities associated with the proposed development and their potential impacts on the Hepworth Block.

  Staff provided an email noting that details of the site preparation activities were not available as the applicant did not plan on commencing any site preparation works

before the rezoning bylaw was adopted. No further comments were received from the property owners of the Hepworth Block.

- The property owner of the property at 3480 Moncton Street provided a letter outlining their concerns. The areas of concern are as follows:

  - Redirecting the customer traffic away from Moncton Street with the focus being on Second Avenue: ***Due to the shape of the site, which has a longer frontage along Second Avenue, there is longer commercial frontage proposed along Second Avenue. Staff discussed this concern with the architect and further design refinement will be made at the Development Permit application stage to enhance the Moncton Street elevation with additional architectural details.***

  - The size and overall mass of the proposed development: ***The proposed density and height are consistent with the Steveston Area Plan.***

  - Vehicle access from the lane and using the lane a loading area: ***Transportation staff notes that the lane is designed to provide a geometry and capacity to serve existing and future traffic, and accommodating vehicle access from a lane is consistent with the policy in the Steveston Area Plan. Transportation staff do not have concerns regarding using the lane for loading and unloading. Loading and unloading off of the lane is currently permitted for other businesses in vicinity, and a designated on-site loading area is not required for this small scale development. The proposed garbage and recycling room design and access was reviewed by the Transportation and Engineering and Public Works staff and they had no concern regarding its location and design. The lane upgrade along the site frontage will be required as part of the Servicing Agreement.***

A geotechnical report has been provided by the applicant to assess soil and groundwater conditions and potential impacts of the proposed development on neighbouring buildings. The report concludes that no negative impacts are anticipated on the Hepworth Block across 2nd Avenue but there may be some cracking and settlement to the properties immediately to the west at 3500 Moncton Street and 3480 Moncton Street.

The applicant has provided a copy of the geotechnical report to the immediate neighbours at 3500 Moncton Street and 3480 Moncton Street and consulted regarding details of the proposed development and provided the written summary of the meeting (Attachment 6).

The applicant has indicated that a qualified consultant will be hired to inspect the current condition of the buildings prior to any works on the subject site and monitor the exterior of the building and settlement. Also, registration of a subsidence covenant on title will be required prior to issuance of a Building Permit. A signed and sealed letter/report from a geotechnical engineer must be provided to confirm that the proposed development will not impact the serviceability of neighbouring buildings, including the properties at 3480, 3500 and 3580 Moncton Street, and they may continue to be safely used for their intended purposes. All buildings must be built only in strict compliance with the recommendations set forth in the geotechnical report.

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

Richmond Heritage Commission

As the subject site is located in the Steveston Village Heritage Conservation Area, the rezoning application was presented to the Richmond Heritage Commission on May 1, 2019. The Richmond Heritage Commission supported the rezoning application as presented. An excerpt of the Richmond Heritage Commission minutes is contained in Attachment 7.

Analysis

Built Form and Architectural Character

The proposed building is a two-storey, mixed-use building with street-fronting commercial units at grade and five residential units above. The building will be sited at zero lot line to Moncton Street, 2nd Avenue and the lane, which is consistent with the Development Permit guidelines for the Steveston Village Core Area.

The proposed building massing and height is consistent with the Steveston Area Plan and is compatible with the Hepworth Block, the adjacent heritage building to the east across 2nd Avenue. The proposed flat roof form with false-front parapets provides continuity with adjacent buildings on Moncton Street, and the building features decorative architectural details including wood brackets and dentils, which are found in other existing buildings in Steveston Village, and fabric awnings along Moncton Street and 2nd Avenue. The proposed awning encroachment will be reviewed in detail at the Development Permit application stage and an encroachment agreement will be required prior to issuance of a Building Permit for the proposed awnings. The proposed cladding materials include board and batten siding and horizontal siding.

Private rooftop decks are proposed for all five residential units and can be accessed through roof top hatches from the individual units. The rooftop hatches are set back from all roof edges and will not be visible from the streets and other public vantage points. This design is consistent with the Development Permit Guidelines for the Steveston Village Core Area. No common outdoor area is provided for this small-scale mixed-use development.

Access to the residential lobby is provided from 2nd Avenue, and secured residential parking is provided behind the commercial units. Commercial parking spaces are proposed along the south property line. All parking spaces can be accessed from the existing lane to the west. A pedestrian breezeway is proposed to connect the vehicle parking area with 2nd Avenue.

Proposed Commercial Mixed Use (ZMU43) – Steveston Village Zoning District

The proposed new zone allows for similar uses as other mixed use zones in Steveston Village that includes general commercial and apartment housing uses.

The new proposed zoning district has the following specific provisions:

- General base density of 1.0 Floor Area Ratio (FAR)
- Additional density related to affordable housing up to 1.15 FAR.

- Parking regulations in accordance with the policies in the Steveston Area Plan
- Allowance of one small car parking space for the site which contains fewer than 31 parking spaces.

Registration of a covenant identifying that the building is a mixed-use building and indicating that the building is designed to avoid unwanted noise generated by internal use from penetrating into residential areas is required prior to final adoption of the rezoning bylaw.

Existing Legal Encumbrances

There is an existing 3 m wide statutory right-of-way (SRW) immediately south of the adjacent properties to the west for sanitary sewer. The SRW area is proposed to be a drive aisle, and no structure or landscaping is proposed in the area.

Transportation and Site Access

Vehicle access will be through the existing lane to the west, and the existing driveway crossing located on the 2nd Avenue will be closed.

The development contains a total of 16 parking spaces: nine (9) commercial parking spaces and seven (7) secured residential parking spaces. One residential visitor parking space will be shared with the commercial spaces. A legal agreement will be secured to prevent the assignment of the commercial/residential visitor parking.

A fully enclosed bicycle storage room for nine (9) bicycle parking spaces is proposed in the parking area and three (3) visitor bicycle parking spaces are proposed along the pedestrian breezeway connecting the parking area and 2nd Avenue. The proposed bicycle parking spaces meet the Zoning Bylaw requirements.

Affordable Housing Strategy

The residential floor area of the proposed mixed-use project is subject to a cash-in-lieu contribution in accordance with the City's Affordable Housing Strategy. Based on the maximum permitted floor area in the proposed ZMU43 zone, but excluding the proposed commercial floor area, a total cash-in-lieu contribution of $106,216.7 ($10.00 per square foot) will be secured as a rezoning consideration (Attachment 8) for this development.

BC Energy Step Code

The BC Energy Step Code will apply to the proposed development. Compliance with the BC Energy Step Code occurs as part of the building permit process. At the Development Permit application stage, staff will be requesting a letter of confirmation from the applicant's design/building consultant that the project will achieve compliance.

Amenity Space

For each residential unit, balconies and private outdoor decks are provided. The sizes of the private outdoor amenity spaces exceed the minimum required 6 m^2 (64.59 ft^2) for apartment

units. A common outdoor amenity area is not provided for this small-scale mixed-use development.

Indoor amenity space or cash-in-lieu contribution is not provided based on the Official Community Plan guidelines, which provides an exemption where the average unit size is greater than 148 m^2 (1,593.1 ft^2) per residential unit. All the proposed residential unit sizes are greater than 148 m^2 (1,593.1 ft^2).

Site Servicing and Frontage Improvements

A Servicing Agreement is required prior to final adoption of the rezoning bylaw. Engineering and Transportation staff have identified the required works and upgrades for the proposed development, including the following:

- Construct 2.0 m wide concrete sidewalk with 0.88 m wide hardscape boulevard and 0.15 m wide concrete curb and gutter at the north property of the subject site.
- Upgrade the existing wheelchair ramp with tactile warning strips for the visually impaired at the southwest corner of the Moncton Street and 2nd Avenue intersection.
- Remove the existing driveway and construct 1.67 m wide concrete sidewalk with 0.15m wide concrete curb and gutter along the 2nd Avenue frontage.
- Remove the existing pavement marking related to street parking and prepare a new pavement marking plan to back fill the development curb frontage with angle parking on 2nd Avenue. Remove any affected traffic/parking signage and install new signage as required along the development frontage.
- Upgrade the existing lane structure, including the construction of asphalt concrete pavement over the entire width of the lane along the lane frontage and installation of street lighting with bollard offset 0.5 m away from the street lighting poles.
- Grant a 2 m by 2 m SRW at the northeast corner of the site to facilitate pedestrian movement.
- Provide fire hydrants at Moncton Street and 2nd Avenue frontage to meet minimum spacing and code requirements to service the proposed development.

Future Development Permit Considerations

A Development Permit processed to a satisfactory level is a rezoning consideration for this project. The forthcoming Development Permit application will examine the following aspects of the proposed development:

- Compliance with Development Permit Guidelines in the 2041 Official Community Plan and the Steveston Area Plan
- Refinement of the proposed building elevations facing public streets and detailed review of architectural details including awning encroachment
- Refinements of landscape design details, including planting materials
- Review of aging-in-place features and accessibility measures
- Review of sustainability strategy of the proposed development.

A Heritage Alteration Permit application will also be required to be processed concurrently with the Development Application. Issuance of the HAP is required prior to any future modifications to the site including demolition of existing building and structure, land clearing, excavation, site preparation or investigation.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to create a new "Commercial Mixed Use (ZMU43) – Steveston Village" zoning district and rezoning 3560 Moncton Street to this new zoning district.

The proposed application will allow for development of a mixed use project with street fronting commercial space at grade and five residential units on the second level.

Staff support the rezoning application as it is consistent with land use, density and height policies in the Steveston Area Plan.

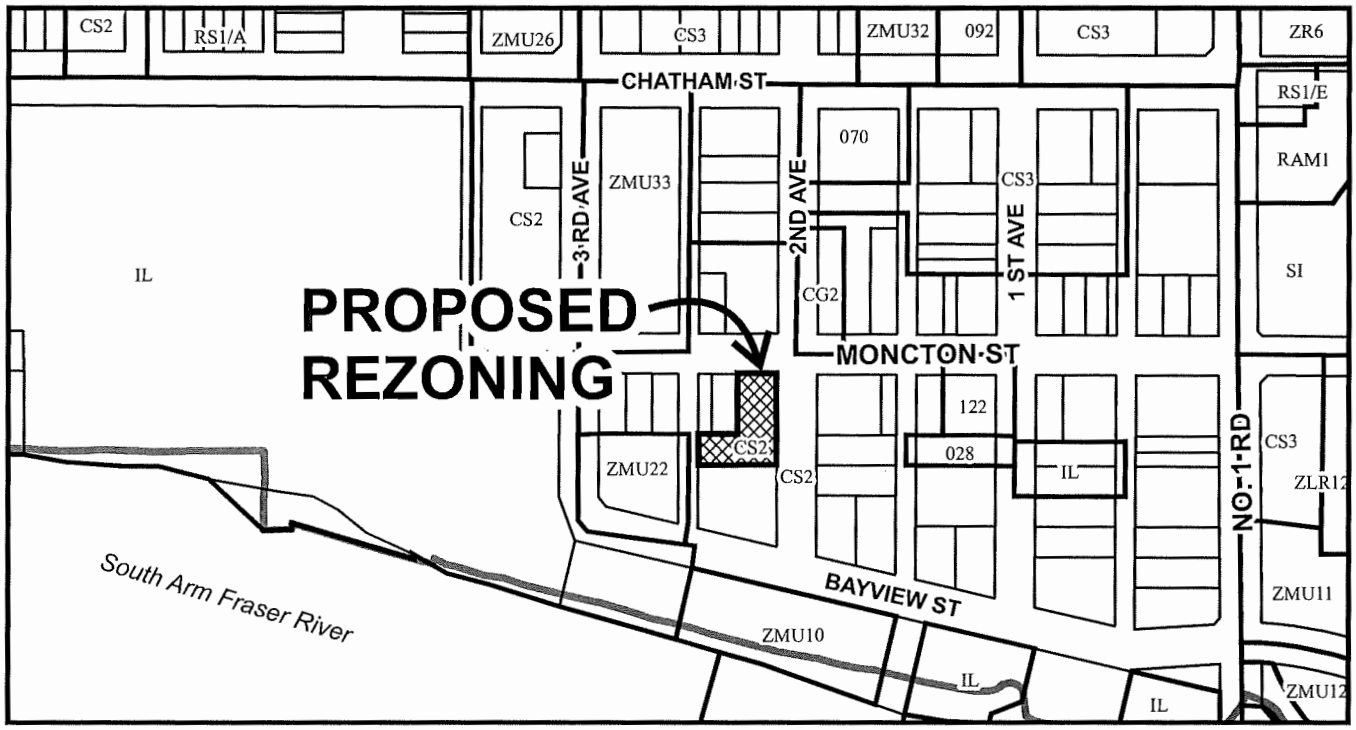
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10075 be introduced and given first reading.

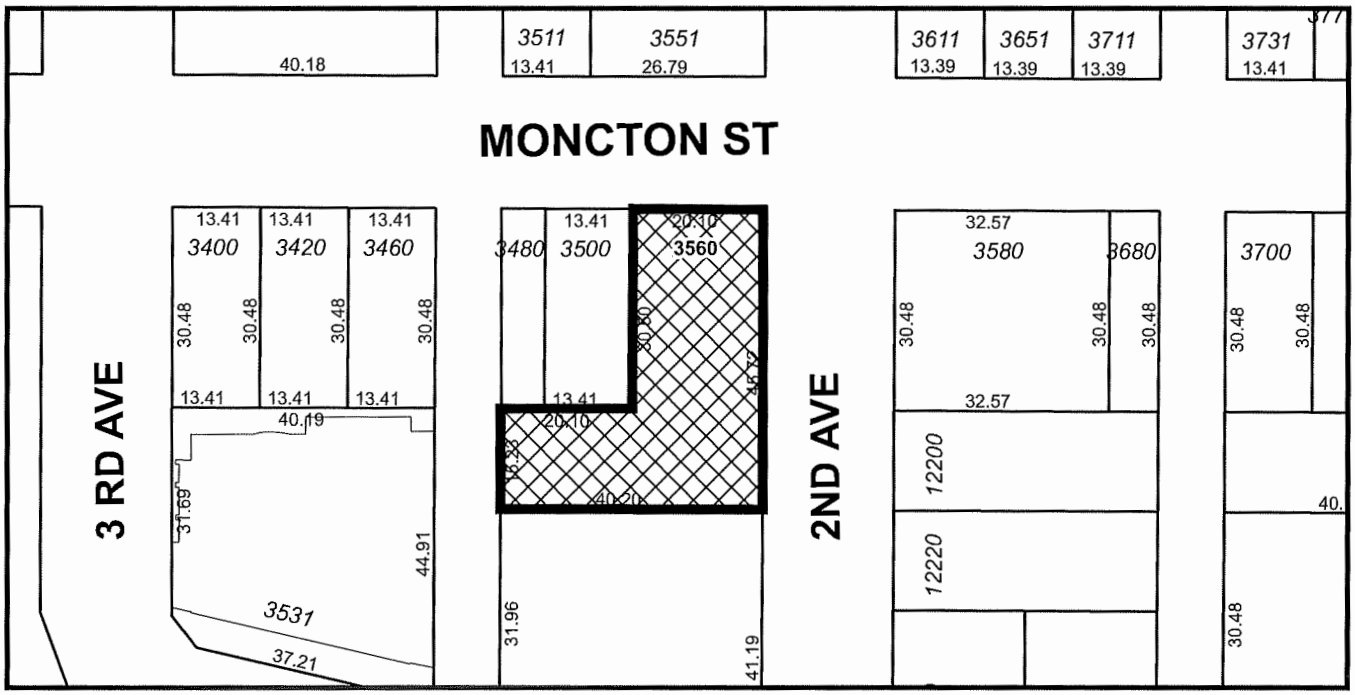
Minhee Park
Planner 2

MP: lce

Attachment 1: Location Map
Attachment 2: Development Application Data Sheet
Attachment 3: Conceptual Development Plans
Attachment 4: Steveston Village Land Use Density and Building Height Map
Attachment 5: Written Comments
Attachment 6: Written Summary from the Applicant regarding Consultation with Neighbours
Attachment 7: An Excerpt from the May 1 Richmond Heritage Commission Meeting Minutes
Attachment 8: Rezoning Considerations

City of Richmond





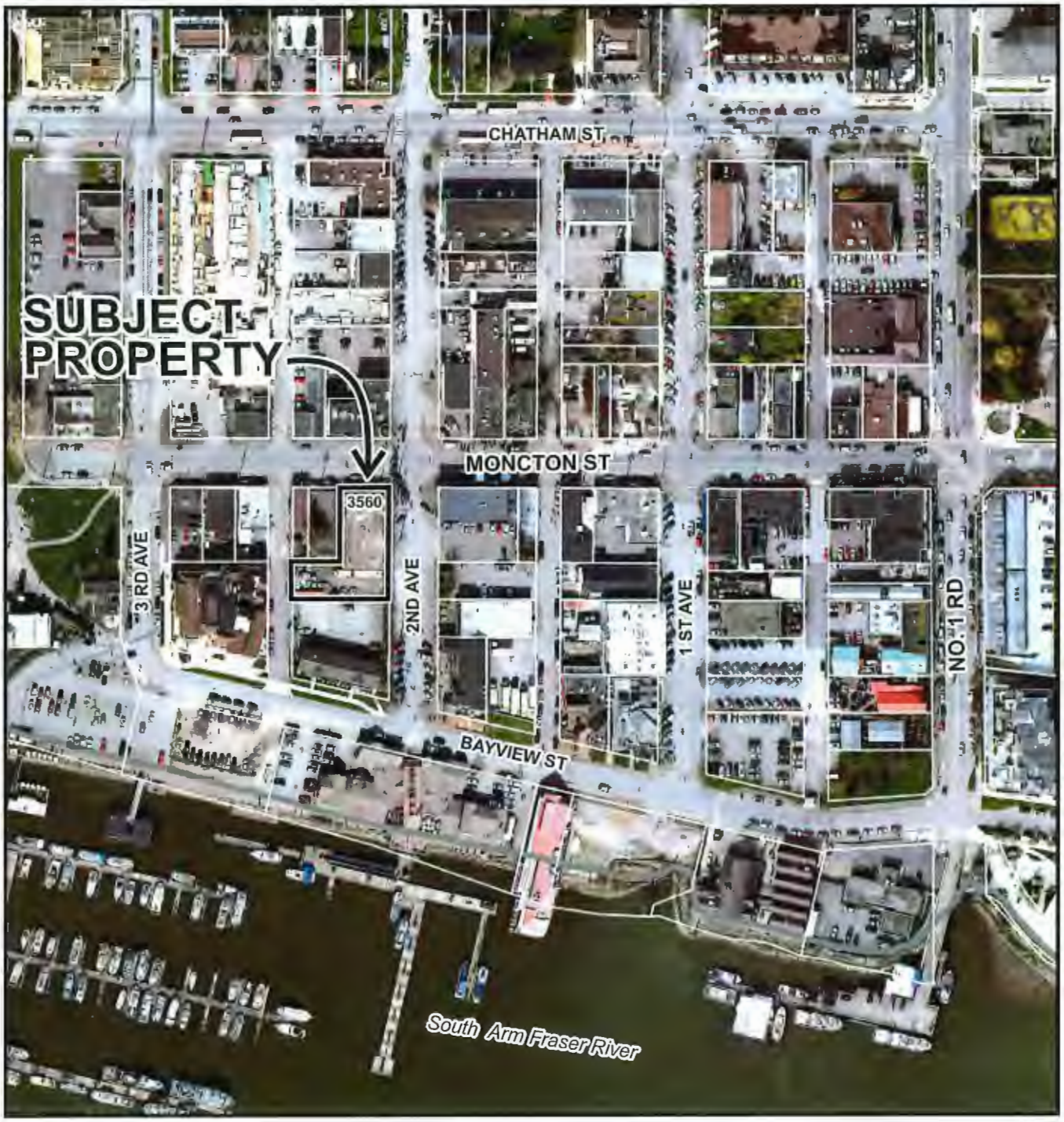
RZ 18-817742

Original Date: 04/13/18

Revision Date:

Note: Dimensions are in METRES

City of
Richmond



RZ 18-817742

Original Date: 04/13/18

Revision Date:

Note: Dimensions are in METRES

City of Richmond

Development Application Data Sheet

Development Applications Department

RZ 18-817742 **Attachment 2**

Address: 3560 Moncton Street

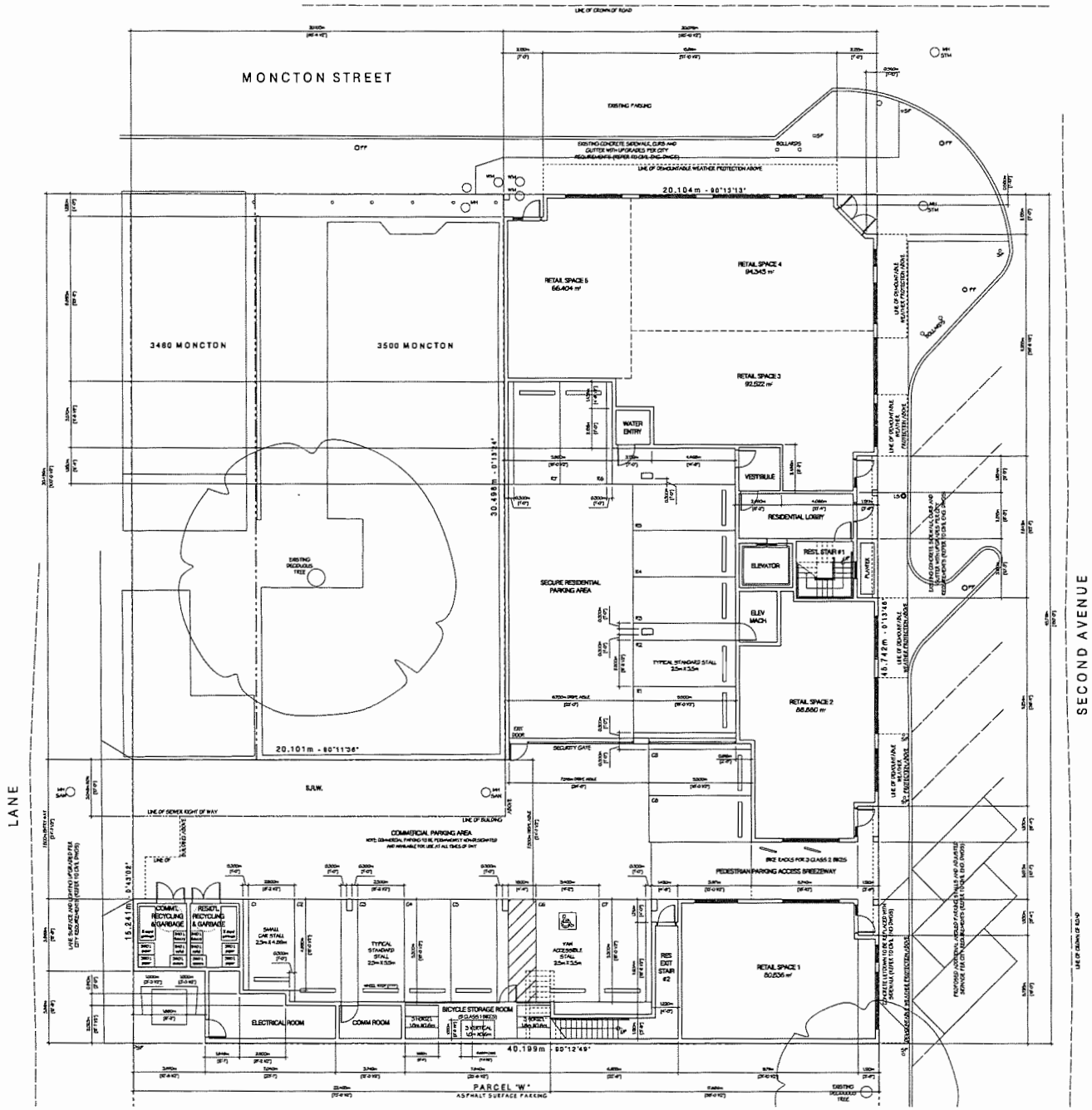
Applicant: Inter Luck Trading Corp.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Inter Luck Trading Corp.	TBD
Site Size (m^2):	1,225.9m^2 (13,195.48 ft^2)	No change
Land Uses:	Commercial	Mixed-Use commercial and residential
OCP Designation:	Neighbourhood Service Centre (NSC)	No Change
Area Plan Designation:	Heritage Mixed Use (Commercial-Industrial with Residential and Office above)	No Change
Zoning:	Steveston Commercial (CS2)	Commercial Mixed Use (ZMU43 – Steveston Village)
Number of Units:	One commercial unit	Five commercial units and five residential units

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 1.15	1.13	none permitted
Lot Coverage (% of lot area):	Max. 100 %	93 %	none
Setbacks (m):	No front, rear or side yard setback	No front, rear or side yard setback	none
Height (m):	9 m	8.84 m	none
Off-street Parking Spaces – Total:	Commercial 9 Residential 7 Visitor 1 (shared with commercial)	Commercial 9 Residential 7 Visitor 1 (shared with commercial)	none
Off-street Parking Space – Accessible	1	1	none
Class 1 Bicycle Parking Spaces	Commercial 2 Residential 7	9	none
Class 2 Bicycle Parking Spaces	Commercial 1 Residential 2	3	none

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



SITE DATA			
CIVIC ADDRESS	3560 MONCTON STREET, RICHMOND BC		
LEGAL ADDRESS	LOT 25, SECTION 10, BLOCK 3 NORTH, RANGE 7 NW.D. PLAN25758 PID 001-087-915		
CURRENT ZONING	CS2 (1.0 FAR)		
PROPOSED ZONE: FAR AS PER OCP (STEVESTON AREA PLAN)		ZMU 22 (1.2 FAR)	
SITE AREA	1225.90 sqm (13,195 sf)		
PROPOSED MAXIMUM BUILDABLE AREA BASED ON 1.2 FAR		1,471.08 sqm (15,834 sf)	
PROPOSED AREAS			
GROUND LEVEL			
	COMMERCIAL (RETAIL STORES)		422.90 sqm (4,553.0 sf)
	RESIDENTIAL (ELEV, VEST, STAIRS #1 & #2)		60.63 sqm (652.7 sf)
	EXEMPT AREAS (MECH, ELEC, BIKES, GARBAGE/RECYCLE)		80.96 sqm (871.4 sf)
TOTAL COUNTABLE AREA AT GROUND LEVEL			483.62 sqm (5,205.7 sf)
UPPER LEVEL			
	RESIDENTIAL (5 APARTMENTS, STAIR #2, GARDEN SHED)		930.83 sqm (10,019.5 sf)
	EXEMPT AREAS (STAIR #1, ELEV.)		22.15 sqm (238.2 sf)
TOTAL COUNTABLE AREA AT UPPER LEVEL			930.83 sqm (10,019.5 sf)
PROPOSED GROSS FLOOR AREA (FAR = 1.027)			1,365.62 sqm (14,695.4 sf)
PROPOSED BUILDING AREAS (FOR SITE COVERAGE)			
DESCRIPTION		AREA	SITE COVERAGE
ENCLOSED GROUND AND UPPER LEVEL AREAS SUPERIMPOSED:		1,072.2 sqm (11,540.5 sf)	82.5%
UPPER LEVEL BALCONIES & WALKWAYS UNENCLOSED BELOW:		125.8 sqm (1,354.1 sf)	10.3%
PROPOSED PERSONAL OUTDOOR RESIDENTIAL AMENITY AREA			
RESIDENTIAL UNIT	UPPER LEVEL DECKS	ROOF DECK	TOTAL PROPOSED
UNIT 1	21.55 sqm (232 sf)	61.70 sqm (664 sf)	83.25 sqm (896 sf)
UNIT 2	13.85 sqm (149 sf)	62.49 sqm (673 sf)	76.34 sqm (822 sf)
UNIT 3	7.43 sqm (80 sf)	63.31 sqm (681 sf)	70.74 sqm (761 sf)
UNIT 4	6.04 sqm (65 sf)	62.92 sqm (677 sf)	68.96 sqm (742 sf)
UNIT 5	7.34 sqm (79 sf)	63.75 sqm (686 sf)	71.09 sqm (765 sf)
PARKING			
VEHICLES	BASIC REQT	VISITOR REQT	PROPOSED
COMMERCIAL	200sqm ÷ 3/100 = 10.0 72.99 ÷ 4/100sm = 2.9 TOTAL: (3.4 (-30%) = 8	N/A	8
RESIDENTIAL	1.5/DU (-15%) = 7	0.2/DU = 1	7 SECURE; (VISITOR SHARES COMM'L)
DISABILITY	2% OF 16 = 1	N/A	1 (VAN ACCESSIBLE)
BICYCLES	CLASS 1	CLASS 2	PROPOSED
COMMERCIAL	0.27/100sqm (>100sqm) = 2	0.4/100sqm (>100sqm) = 2	CLASS 1 SPACES (SHARED, SECURE): 9 CLASS 2 SPACES (BICYCLE RACKS): 3
RESIDENTIAL	1.25/DU = 7	0.2/DU = 1	
LOADING	MEDIUM SIZE	LARGE	
COMMERCIAL	101 - 500sqm = 0 if not serviced OTHERWISE = 1	N/A	NONE PROPOSED ON SITE. COMMERCIAL LOADING TO OCCUR AT LANE
RESIDENTIAL	UP TO 10 DU = 0	N/A	

GROUND LEVEL (MIXED USE)
COMMERCIAL GROSS FLOOR AREA = 422.88 m²
RESIDENTIAL GROSS FLOOR AREA = 60.63 m²
(GFA EXEMPT = 79.43 m²)

NOTE: FOR OFFSITE WORKS AT MONCTON STREET, SECOND AVENUE & THE LANE, REFER TO CIVIL ENGINEERING DRAWINGS (FUNCTIONAL PLAN) & LANDSCAPE DRAWINGS

Zaher Verjee Architect
213-9233 Government Street, Burnaby, BC V3N 0A3

© COPYRIGHT RESERVED. These drawings and specifications are the property of the Architect and must be returned at his request. Reproduction or use for any purpose other than that authorized by the Architect is forbidden.

REVISIONS	
SITE COVERAGE AREAS ADDED ROOTED ROOF DECK AREAS ELEVATOR ELIMINATION	AUG 18, 2015 APR 22, 2015 JAN 16, 2015
ISSUED FOR REZONING APPLICATION	JAN 09, 2015

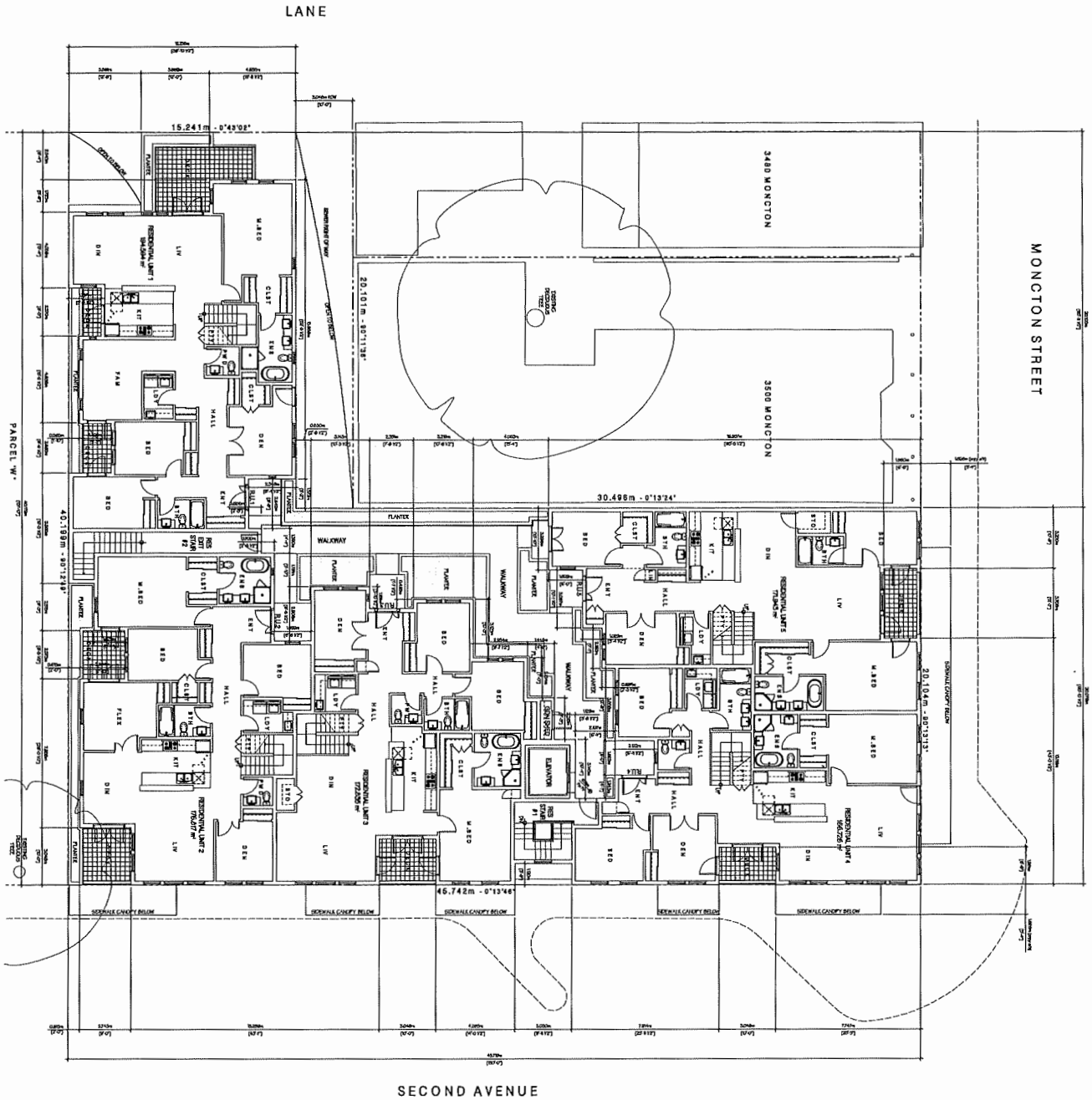
MIXED USE BUILDING
3560 MONCTON STREET
RICHMOND, BC
INTER LUCK TRADING INC.

SITE PLAN WITH GROUND FLOOR LAYOUT

A-1

ATTACHMENT 3

CNCL - 329



UPPER LEVEL RESIDENTIAL
GROSS FLOOR AREA = 800.00 m²

CNCL - 330

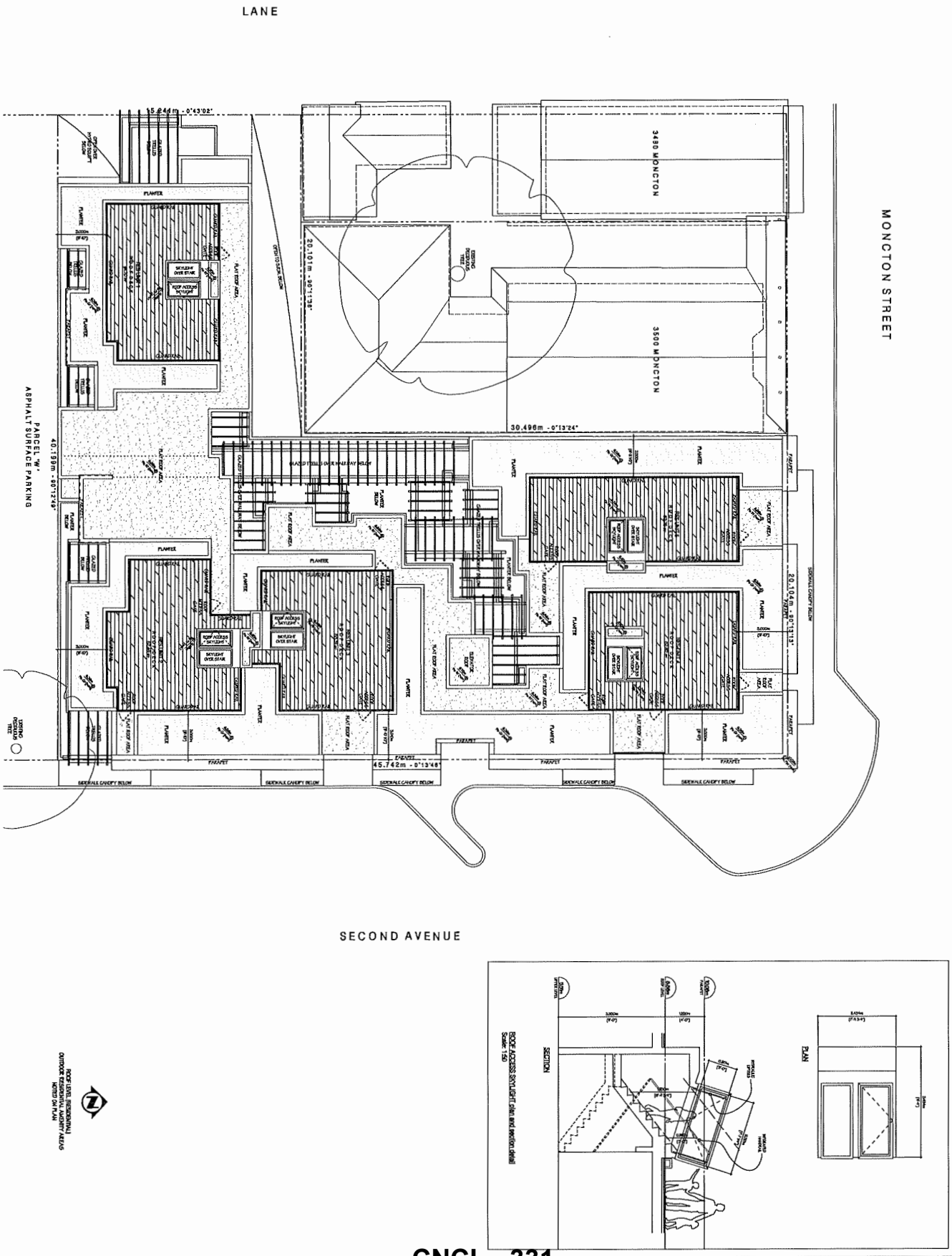
A-2

SECOND FLOOR LAYOUT

MIXED USE BUILDING
3560 MONCTON STREET
RICHMOND, BC
by
INTER LUCK TRADING INC.

JAN 25, 2019 REZONING RESUBMISSION
MAR 29 2019 ISSUED FOR REZONING APPLICATION

Zaher Verjee Architect
213-9233 Government Street, Burnaby, Bc V3N 0A3



CNCL - 331

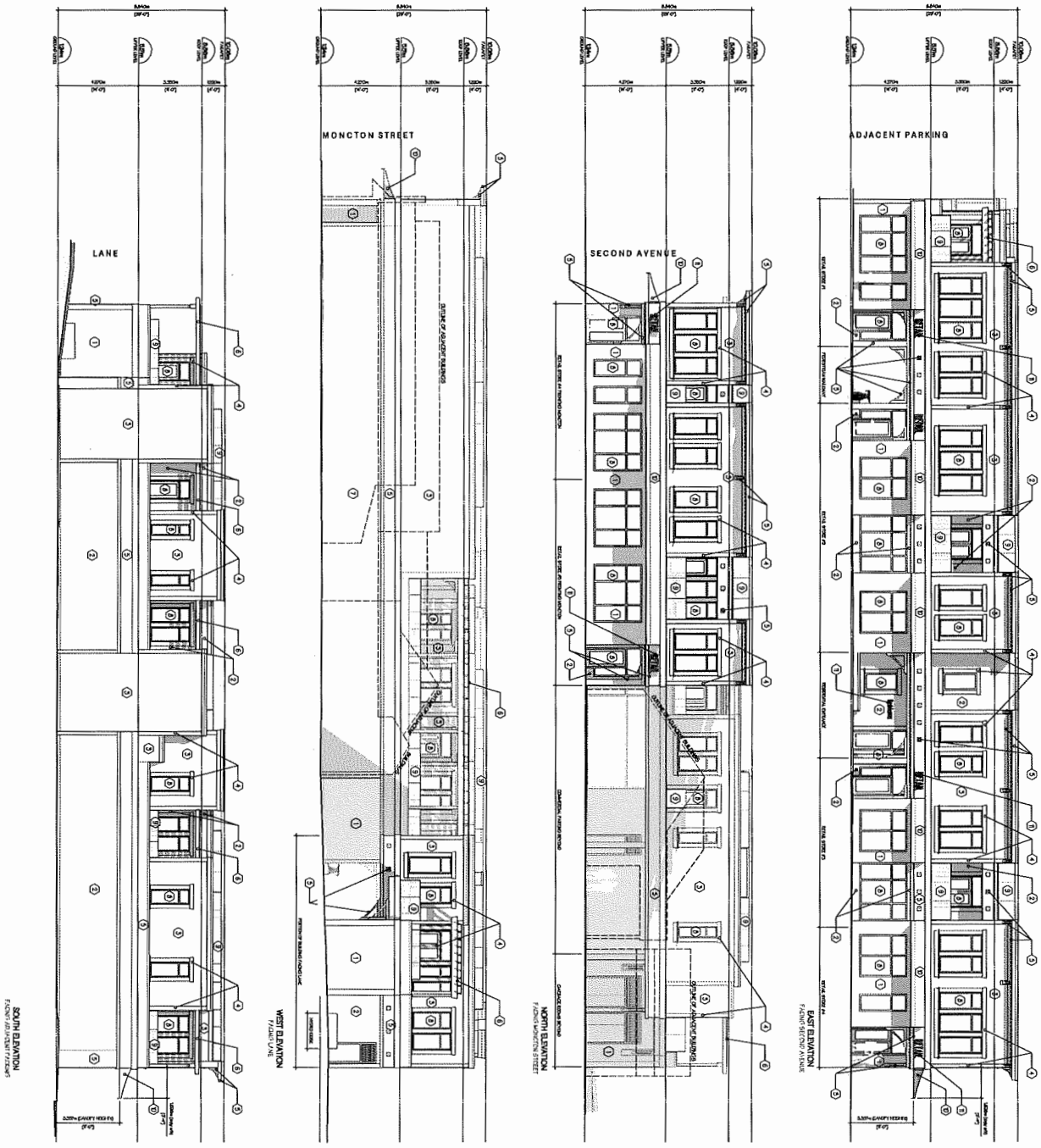
A-3

ROOF LAYOUT
INDICATING
DECK AREAS

MIXED USE BUILDING
3560 MONCTON STREET
RICHMOND, BC
for
INTER LUCK TRADING INC.

APR 22, 2019 REVISED PLANTER & DECK LAYOUT
JAN 25, 2019 REZONING RESUBMISSION
MAR 29 2018 ISSUED FOR REZONING APPLICATION

Zaher Verjee Architect
213-9233 Government Street, Burnaby, Bc V3N 0A3



FINISH SCHEDULE

SYMBOL	DESCRIPTION
1	BOARD AND BATTEN SIDING (FIELD COLOUR)
2	BOARD AND BATTEN SIDING (ACCENT COLOUR)
3	4" EXPOSED PAINTED HORIZONTAL SIDING
4	1X8 PAINTED WOOD WINDOW & CORNER TRIMS
5	PAINTED WOOD BRACKETS, POSTS, FRIEZES, FASCIAS, SEATS & MEDALLIONS
6	PAINTED WOOD TRELLIS POSTS & PURLINS WITH GLAZED WEATHER PROTECTION
7	CONCRETE BLOCK (ONLY WHERE VISIBLY OBSCURED BY ADJACENT BUILDING)
8	COLOURED, 2 1/2" WIDE ANODIZED ALUMINUM FRAMED WINDOWS & DOORS
9	FRAMELESS GLASS GUARDS
10	DEMOUNTABLE VINYL FABRIC COVERED STORMWALK RAIN PROTECTION AWNING
11	BACKLIT INDIVIDUAL LETTERED RETAIL STORE & RESIDENTIAL LOBBY SIGNAGE

CNCL - 332

A-4

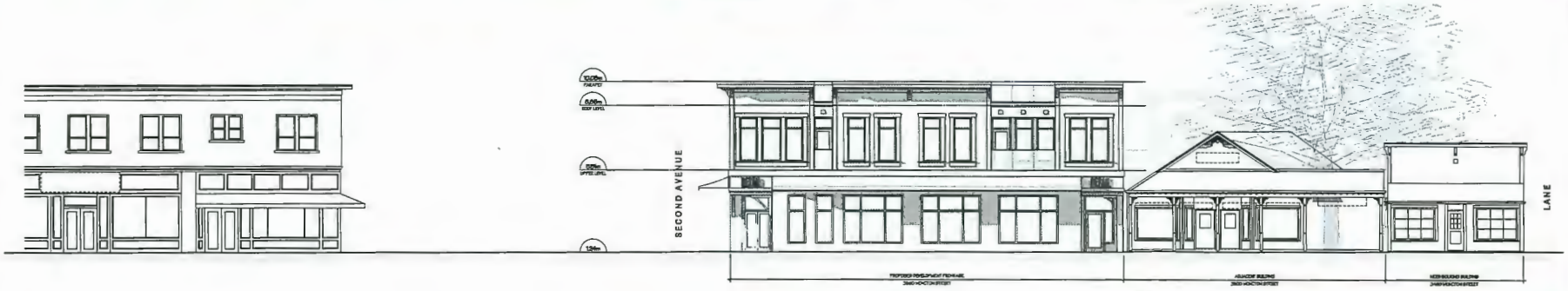
PROPOSED ELEVATIONS

MIXED USE BUILDING
3560 MONCTON STREET
RICHMOND, BC
for
INTER LUCK TRADING INC.

JUN 25, 2019 CHANGES AT ROOF DECK LEVEL SHOWN
JAN 28, 2019 REZONING RESUBMISSION
MAR 29 2018 ISSUED FOR REZONING APPLICATION

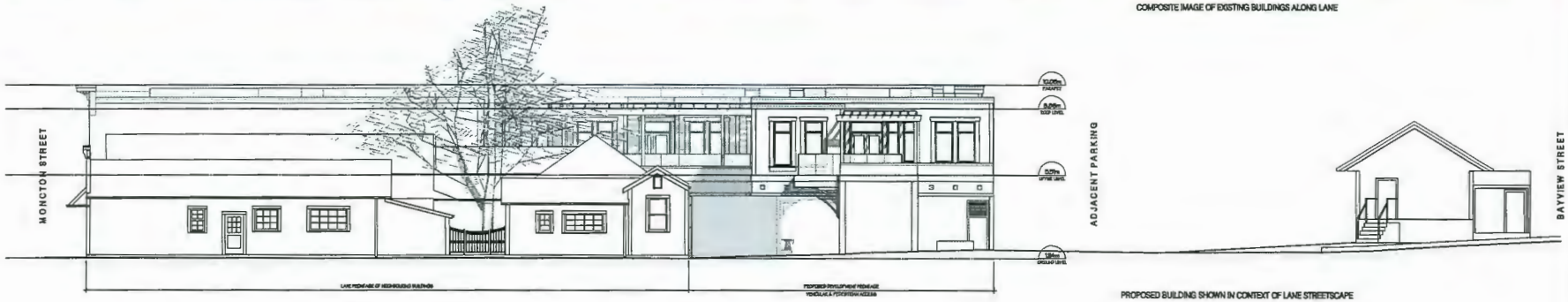
Zaher Verjee Architect
213-9233 Government Street, Burnaby, Bc V3N 0A3

COMPOSITE IMAGE OF EXISTING BUILDINGS ALONG MONCTON STREET



PROPOSED BUILDING SHOWN IN CONTEXT OF MONCTON STREETSCAPE

COMPOSITE IMAGE OF EXISTING BUILDINGS ALONG LANE



PROPOSED BUILDING SHOWN IN CONTEXT OF LANE STREETSCAPE

Zaher Verjee Architect
213-9233 Government Street, Burnaby, Bc V3N 0A3

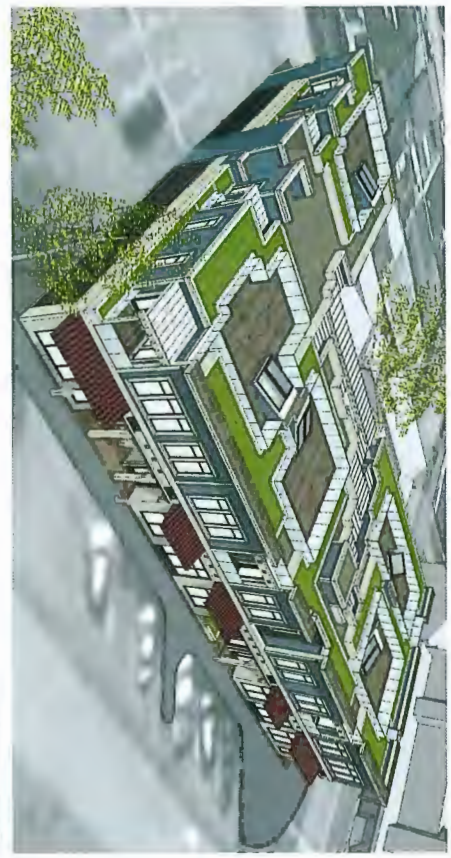
CNCL - 333

MIXED USE BUILDING
3560 MONCTON STREET
RICHMOND, BC
for
INTER LUCK TRADING INC.

STREETSCAPE ELEVATIONS AT MONCTON AVE AND LANE

A-5

EYE LEVEL PERSPECTIVE VIEW FROM NORTH EAST



BIRD'S EYE VIEW FROM SOUTH EAST

BIRD'S EYE VIEW FROM NORTH WEST

A-6

RENDERINGS

BIRD'S EYE VIEWS AND PERSPECTIVE

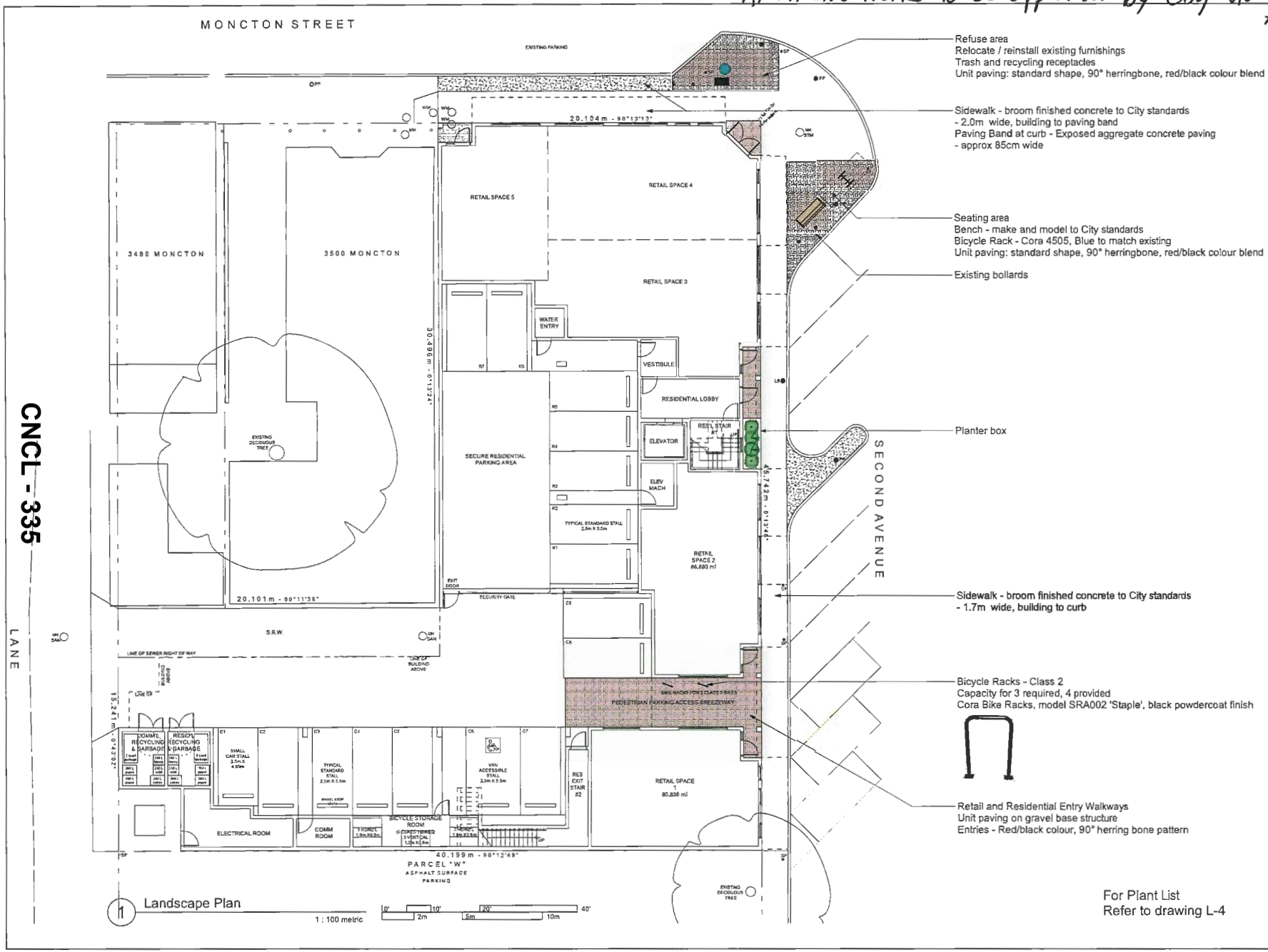
MIXED USE BUILDING
3560 MONCTON STREET
RICHMOND, BC
BY
INTER LUCK TRADING INC.

JUN 23, 2010 CHANGES AT ROOF DECK LEVEL SHOWN
JAN 26, 2010 REZONING RESUBMISSION
MAR 29 2010 ISSUED FOR REZONING APPLICATION

Zaher Verjee Architect
213-9233 Government Street, Burnaby, Bc V3N 0A3

© Zaher Verjee Architect. Reproduction and use of this drawing is prohibited without the written permission of Zaher Verjee Architect. Reproduction and use of this drawing is prohibited without the written permission of Zaher Verjee Architect.

* All off-site works to be approved by City via Servicing Agreement



All drawings remain the property of Greenway Landscape Architecture. Use for any purpose and reproduction only by written consent.

#	DATE	ISSUE/REVISION
1	24 Jan 19	REZONING APPLICATION
2	19 Aug 19	REZONING APPLICATION

NORTH

Greenway
Landscape Architecture
2283 Park Crescent
Coquitlam BC V3J 5T4
T 604 461 9120
E paul@greenwayla.ca

Paul Whitehead RBCSLA
Registered Landscape Architect #248

CLIENT
Inter Luck Trading

PROJECT
Mixed Use Bldg
3560 Moncton St.
Richmond BC

DRAWING
Ground Level Landscape Plan

DRAWING NUMBER
L-1

SCALE AS NOTED
DRAWN PACW
PROJECT NUMBER 1825

1 Landscape Plan

1 : 100 metric

0' 10' 20' 40'
2m 5m 10m

For Plant List
Refer to drawing L-4

All drawings remain the property of Greenway Landscape Architecture. Use for any purpose and reproduction only by written consent.

#	DATE	ISSUE/REVISION
1.	28 Jan.18	REZONING APPLICATION

NORTH

Greenway
Landscape Architecture
2280 Park Crescent
Coquitlam BC V3J 6T4
T 604 461 9120
E paul@greenwayla.ca

Paul Whitehead RBCSLA
Registered Landscape Architect #246

CLIENT
Inter Luck Trading

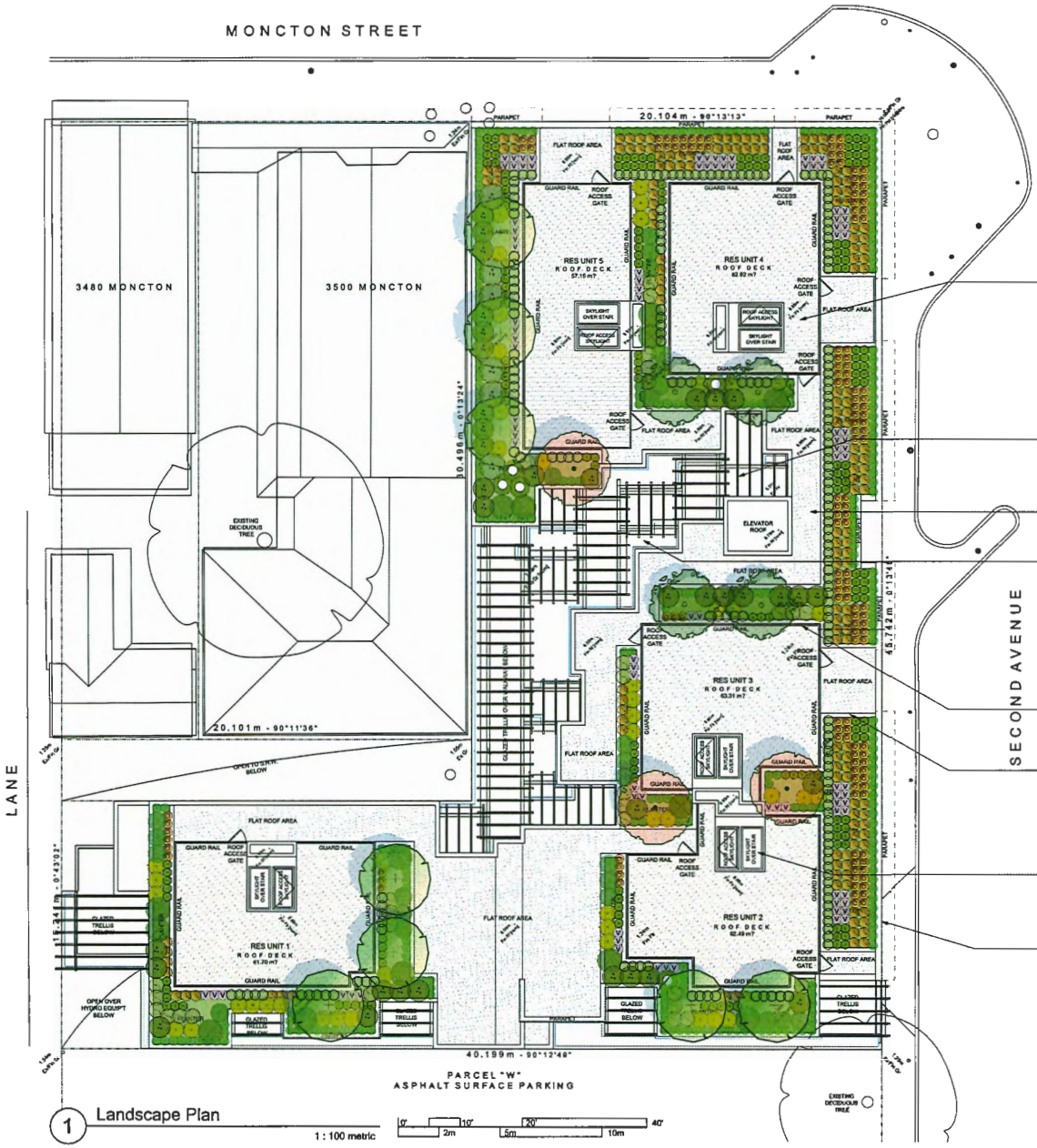
PROJECT
Mixed Use Bldg
3560 Moncton St
Richmond BC

DRAWING
Level Two Landscape Plan

DRAWING NUMBER
L-2

SCALE AS NOTED
DRAWN PACW
PROJECT NUMBER 1825

CNCL - 336



1 Landscape Plan

1 : 100 metric

Resident decks
Synthetic timber decking, tan colour

Trellis over level 2 walkway and residence entries
roof/glazing to drain to a gutter
Timber posts and beams, with metal T bar to support translucent panels.
Refer to detail

Rooftop area with aggregate surface

Planter boxes on level 2
Concrete walls
Walls to support trellis/canopy structure

Planter boxes at resident decks
750 deep with trees 600 deep with shrubs
Width varies

Planter boxes along street property line
3.0m wide x 300 deep
Plants and planter max 1.0m above roofdeck

Stair from residential unit below
Refer to architectural drawings

Parapet at guard rail height
Refer to architectural drawings

For Plant List
Refer to drawing L-4

All drawings remain the property of Greenway Landscape Architecture. Use for any purpose and reproduction only by written consent.

#	DATE	ISSUE/REVISION
1.	29 Jan.19	REZONING APPLICATION
2.	23 Apr.19	REZONING APPLICATION

NORTH

Greenway
Landscape Architecture
2280 Park Crescent
Coquitlam BC V3J 6T4
T 604 481 9120
E paul@greenwayla.ca

Paul Whitehead RBCSLA
Registered Landscape Architect #246

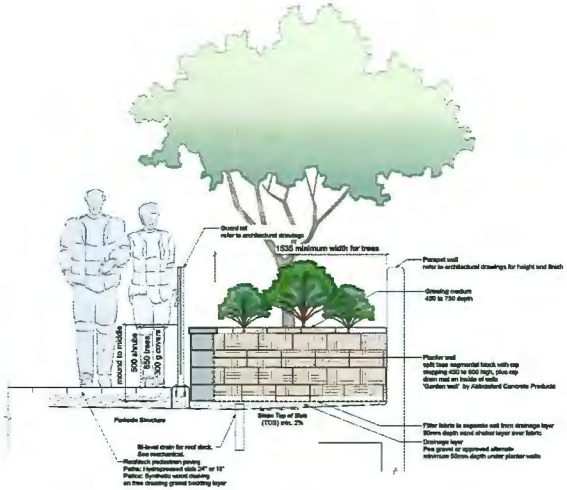
CLIENT
Inter Luck Trading

PROJECT
Mixed Use Bldg
3560 Moncton St.
Richmond BC

DRAWING
Level Three Landscape Plan

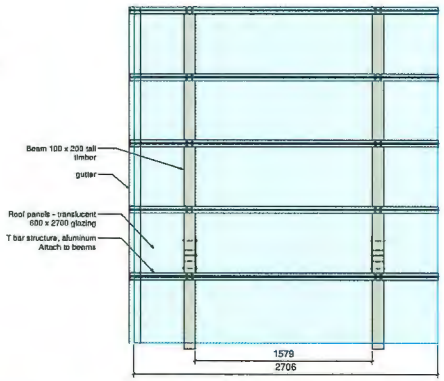
DRAWING NUMBER
L-3

SCALE AS NOTED
DRAWN PACW
PROJECT NUMBER 1825

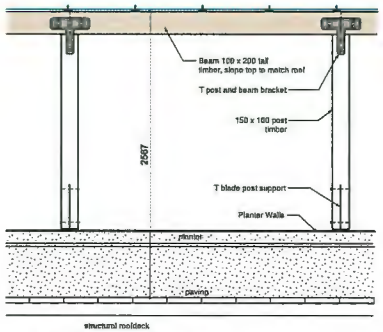


1 Roofdeck Planters

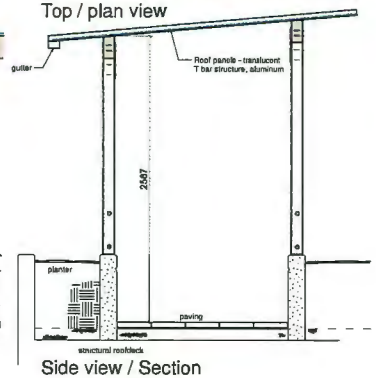
1cm = 20cm



Top / plan view



Front view - from path



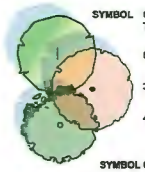
Side view / Section

2 Trellis Structure

1 : 20

PLANT LIST - Moncton Multi-Use

updated April 23, 2019



SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
		TREES			
	8	Acer palmatum Osakazuki	Green Japanese Maple	2.5m tall, multi stem	
	3	Amelanchier x Grandiflora Robin Hill	Robin Hill Serviceberry	2.0m tall, multistem	
	4	Magnolia x Betty	Betty Magnolia	1.5m tall specimen	
SYMBOL	**QTY.**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**SPACING**
		SHRUBS			
	10	Azalea japonica Gumpo Pink	Dwarf Pink Azalea	#2 pot	750 o.c.
	95	Calluna vulgaris	Pink Heather	#1 pot	450 o.c.
	14	Euonymus alata 'Compactus'	Dwarf Burning Bush	#2 pot	600 o.c
	13	Hydrangea macrophylla	Big Leaf Hydrangea	#2 pot	750 o.c.
	36	Pieris japonica compacta	Dwarf Pieris	#1 pot	600 o.c.
	14	Polystichum munitum	Western Sword Fern	#1 pot	600 o.c
	21	Prunus L. Otto Luyken	Otto Luyken Laurel	#1 pot	600 o.c
	50	Potentilla fruticosa Red Ace	Red Ace Shrubby Cinquefoil	#1 pot	650 o.c.
	15	Rhododendron 'Ramapo'	Dwarf Red Rhodo	#2 pot	750 o.c
	8	Rhododendron Vulcan	Red Vulcan Rhododendron	#3 pot	900 o.c
	28	Sarcococca H. Humilis	Himalayan Sweet Box	#1 pot	450 o.c.
	10	Skimmia j. macrophylla M + F	Skimmia (male and female)	#3 pot	900 o.c.
	47	Spiraea x Bumalda Gold Flame	Gold Flame Spirea	#2 pot	900 o.c.
	6	Taxus x Media Brownii	Brown's Yew	1.2m tall, B&B	500 o.c.
	5	Vaccinium ovatum	Evergreen Huckleberry	#2 pot	900 o.c.
	22	Weigelia florida MW	Midnight Wine Weigelia	#2 pot	750 o.c.
		GROUND COVERS AND VINES			
Au	167	Arctostaphylos uva-ursi VJ	Vancouver Jade Kinnikinick	#1 pot	500 o.c
	250	Cotoneaster dammeri	Bearberry	10cm pot	500 o.c
		Pachysandra terminalis	Japanese Spurge	10cm pot	450 o.c
		PERENNIALS			
Ac		Astilbe chinensis	Magnus Purple Coneflower	#1 pot	450 o.c
Ep		Echinacea purpurea'Magnus'	Magnus Purple Coneflower	#1 pot	450 o.c
Ha	167	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1 pot	500 o.c
Hs		Hosta sieboldiana 'Elegans'	Elegans Plantain Lily	#1 pot	500 o.c
Rf		Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan	#1 pot	450 o.c
	171	Pennisetum alopecuroides 'Hamelin'	Hamelin Fountain Grass	#1 pot	500o.c.
	130	Stipa tenuissima	Mexican Feather Grass	#1 pot	300 o.c

NOTES:

1) In case of discrepancy between plant numbers on this list and on the plan, the plan shall prevail.
2) All planting shall be in accordance with BCSLA/BCLNA Landscape Standard, latest edition.
3) All planting beds: mulch with 75mm of decomposed hem/fir bark

All drawings remain the property of Greenway Landscape Architecture. Use for any purpose and reproduction only by written consent.

#	DATE	ISSUE/REVISION
1.	28 Jan.19	REZONING APPLICATION
2.	23 Apr.19	REZONING APPLICATION

Greenway
Landscape Architecture
2280 Park Crescent
Coquitlam BC V3J 6T4
T 604 461 9129
E paul@greenwayla.ca

Paul Whitehead RBCSLA
Registered Landscape Architect #246

CLIENT
Inter Luck Trading

PROJECT
Mixed Use Bldg
3560 Moncton St.
Richmond BC

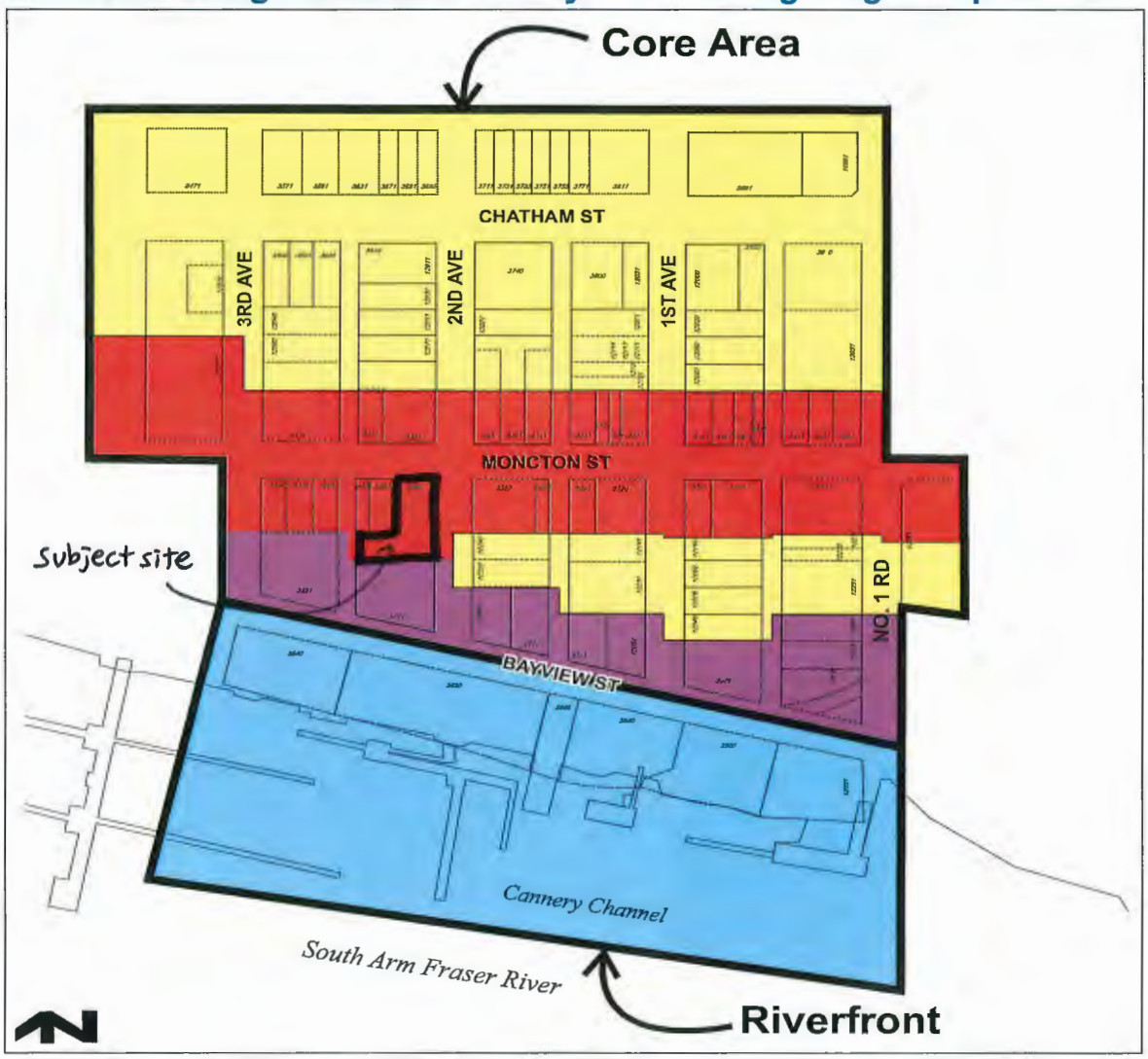
DRAWING
Landscape Details

DRAWING NUMBER
L-4

SCALE AS NOTED
DRAWN PACW
PROJECT NUMBER 1825

Steveston Village Land Use Density and Building Height Map

Bylaw 9797 2017/12/18



		Maximum FAR	Maximum Storeys	Maximum Building Height
	Core Area, generally	1.6	3	12 m *
	Core Area, Bayview Street (North)	1.2	3**	Varies due to grade elevation difference north of Bayview Street
	Moncton Street **	1.2	2	9 m *
	Riverfront Area	1.2	2	20 m GSC ***

* Maximum building height may increase where needed to improve the interface with adjacent existing buildings and streetscape, but may not exceed the maximum storeys.

** Three storey building height for buildings along the north side of Bayview Street shall Include two storeys over a parkade structure.

*** Maximum building height may not exceed the height of the Gulf of Georgia Cannery, which is approximately 22 metres GSC.

Park,Minhee

From: MayorandCouncillors
Sent: Friday, 27 July 2018 08:24
To: 'June Stevens'
Subject: RE: Steveston Marine

Good morning Ms. Stevens,

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor.

Thank you again for taking the time to make your views known.

Hanieh Berg | Acting Manager, Legislative Services City Clerk's Office | City of Richmond
6911 No. 3 Road, Richmond, BC V6Y 2C1

-----Original Message-----
From: June Stevens [mailto:jstevens0613@hotmail.com]
Sent: Thursday, 26 July 2018 18:37
To: MayorandCouncillors
Subject: Steveston Marine

This is the first time I have ever made the move to voice my concerns about the way that Richmond seems to be "selling out" and changing the reason for my living here. I am usually a part of the silent majority but reading the latest issue of the Richmond News, has prompted me to protest vehemently.
I live in Steveston because of the character and pace of living but I have been watching this succumb to developers. Firstly it was Rod's Lumber being replaced with expensive condos. It is now going to be Steveston Marine being replaced with condos. We DO NOT need more condos, we need the character of our village to be maintained. May be you could take a leaf out of Fort Langley's book, the council seem to care more about keeping their character village than money. Development permits seem to be handed out like bus tickets without any consideration of the infrastructure. We still only have the same bridges and tunnel for as long as I have lived here, yet thousands of condos and mega houses bring more vehicles onto the island.
I could go on about the irresponsibility of allowing the gigantic houses in our agricultural land but I'll spare you my ire on this subject.
When I moved here in 1988 It was a great place to live. The last thing I want is to move from Richmond but the decisions of your staff, councillors and mayor push me closer to making this change.
June Stevens

Sent from my iPad

Park,Minhee

From: Linda Barnes <loulindy50@gmail.com>
Sent: Wednesday, 31 July 2019 09:26
To: Park,Minhee
Cc: Zaher Verjee
Subject: Re: 3560 Moncton Street (RZ18- 817742) Rezoning Plans

Thanks Michele! I did forward to them and asked them to reply to you directly. With holidays and summer in Steveston many are quite busy so am sorry if no one got back. I'm an example! My comments are as follows;
I feel its an acceptable design although nothing of notable excitement
The rooftop access should be accessible for people with disabilities. I understand the issue of the individual "dog houses" visible from street level but there must be a much better way of making the rooftop usable, green and accessible for all residents and their visitors. With so little green garden space in developments (understandable), especially in Steveston, the use of rooftops is really important and should be maximized.

Cheers
Linda Barnes
4551 Garry St
Richmond
604 787 3118

On Jul 30, 2019, at 4:00 PM, Park,Minhee <MPark@richmond.ca> wrote:

Hi Linda,

Just following up to see if you have received comments from Steveston 20/20 members and if you have any comments on the proposed development.

I am finalizing the rezoning staff report this week. If you want your comments to be attached to the staff report, please send me your written comments by the end of tomorrow.

Thanks.

Minhee Park, Planner 2
Policy Planning Department
City of Richmond
Tel. (604) 276-4188
Fax. (604) 276-4052

From: Park,Minhee
Sent: Wednesday, 26 June 2019 09:35
To: 'Linda Barnes'
Cc: Zaher Verjee
Subject: 3560 Moncton Street (RZ18- 817742) Rezoning Plans

Hi Linda,

Further to our meeting on June 20, 2019, please find attached a copy of the plans submitted for the rezoning application for 3560 Moncton Street. Please note that these plans are preliminary and more detailed plans will be provided and reviewed at the Development Permit stage.

The rezoning application is tentatively placed on the September 4 Planning Committee agenda for consideration. This means I need to finalize my report before the end of July. If you want your comments to be included in the staff report, please send me your written comments by July 31, 2019.

If the Planning Committee and Council decide to move the application forward, a Public Hearing for the rezoning bylaw will be held on October 21.

Please be advised that a Development Permit (DP) application has not been submitted yet. If the rezoning bylaw receives third reading, the applicant will be required to submit complete Development Permit and Heritage Alteration Permit applications and they must be processed to a level deemed acceptable by the Director of Development prior to final adoption of the rezoning bylaw.

Please let me know if you have any questions or need further information. Thanks.

Minhee Park, Planner 2
Policy Planning Department
City of Richmond
Tel. (604) 276-4188
Fax. (604) 276-4052

PD Riverside Ventures Inc.
#107-970 Burrard Street
Vancouver, B.C.
V6Z 2R4

August 20, 2019

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

Attention: **Ms. Minhee Park,**
Planner 2, Policy Planning Division.

Wayne Craig,
Director of Development

Dear Ms. Park and Mr. Craig,

Thank you for your email correspondence regarding the proposed Mixed Use Development of 3560 Moncton Street, located in the Steveston Village.

As requested, this letter outlines our main concerns of the proposed development as owners of the neighbouring property, 3480 Moncton Street and landlord for a new business tenant operating from that location.

Our primary concerns are as follows:

The proposed development redirects customer traffic away from Moncton Street with the focus being on Second Avenue as the major points of storefront entry and decorative access points are facing Second Avenue. Unlike the existing Marine building this proposed development does not support the historical influence of Moncton Street.

The size and overall mass of the proposed development overshadow the neighbouring buildings and do not support the concept of Steveston as a small heritage community and creates the illusion of engulfment of the existing buildings along Moncton Street. This proposal clearly does not support the current vison of a historical fishing vision and does nothing to preserving the historical aspects of Stevston for future generations.

The proposed parking includes nine commercial spaces and seven residential spaces and all of these parking stalls are accessed through the lane. Currently the lane is already extremely busy with heavy delivery and pedestrian traffic and services a condominium complex and several commercial businesses.

In fact our building is right at the property line to this lane and the entrance and exits to our property face into this lane. This includes emergency evacuation exit points. In addition, as a result of the lack of parking in Steveston this area is used for restaurant patio and takeout service, deliveries and parking for the existing commercial buildings and is always congested with cars, delivery and garbage trucks and pedestrian traffic. The proposed development includes one entrance off the lane which is the ONLY service entrance, delivery access, residential tenants access. The width of the lane and the visibility in the lane do not support the proposed pre and post construction traffic as it is too dangerous for pedestrian traffic.

In addition, we do not see a designated loading area for the building included in the development proposal and therefore will be increased congestion in the lane. Garbage trucks will not be able to turn into their property and will have to block the lane to manually load the containers onto the truck. This garbage and recycling area is proposed for the area behind our building and will be extremely disruptive. The proposed drawings include a deck on the second level overlooking our building at 3480 Moncton these decks are greater than 180 square feet. We are concerned about the impact the closeness of the decks and the second floor of this building will have on our building and future redevelopment of our property.

The sewer right of way shown on the drawings appears to provide a ten foot buffer on the west side of the proposed building and ours building. This buffer is undersized considering the size of the new structure.

At this point we will be engaging construction and heritage professionals to help us further investigate the impact of this development on our property and business tenant in order to preserve and protect our property and business. Please feel free to contact me if you wish to discuss any of these points in more detail and we do look forward to working with you throughout this process.

With regards,
PD Riverside Ventures Inc.

Dyona Dallas,
Director

ATTACHMENT 6

August 20, 2019

Ms Minhee Park
Policy Planning Department
City of Richmond

Re: Proposed Development at 3560 Moncton Street

On August 19, 2019, we met with Mr. Patrick Chan, the owner of 3500 Moncton Street to discuss the geotechnical report prepared by Davies Geotechnical Inc.and to obtain his feedback on the proposed development.

The following were present at the meeting:

Parick Chan Owner 3500 Moncton Street
Nora Truong Owner 3560 Moncton Street
Zaher Verjee, Architect

1. A set of architectural/landscape plans of the proposed development and geotechnical report was given to Mr.Chan.
2. It was pointed out to Mr.Chan, as outlined under Section 8 of the report, the geotech engineers anticipate that "there will be some vibration from the ground improvement works which may result in minor cracking of brittle materials such as drywall and tiling within the adjacent building" They expect that this "damage will be limited to cosmetic damage only and that the risk of structural damage is low"
3. Ms Nora offered to hire a qualified consultant who will inspect and document the condition of the building prior to any works on the subject site as recommended by the engineers. The consultant will install survey points on the exterior of the building to monitor settlement.
4. Mr. Chan agreed to this arrangement in principle.
5. Regards to the existing door at the rear of 3500 Moncton opening onto proposed driveway, Mr. Chan and Ms Nora expressed willingness to enter into a written legal easement allowing the door to exist subject to City approval. Ms Nora may require a waiver from Mr. Chan.
6. Mr. Chan was very cooperative and did not have any comments on the proposed development.

Regards,

Nora Truong
Inter Luck Trading Corp.

August 20, 2019

Ms Minhee Park,
Policy Planning Department
City of Richmond

Re: Proposed Development at 3560 Moncton Street

On August 7, 2019, we met with Ms Dyona Dallas, the owner of 3480 Moncton Street to discuss the geotechnical report prepared by Davies Geotechnical Inc. and to obtain her feedback on the proposed development.

The following were present at the meeting:

Dyona Dallas (and partner) --- Owner 3480 Moncton Street
Nora Truong Owner 3560 Moncton Street
Richard Truong
Zaher Verjee, Architect

1. A set of architectural/landscape plans of the proposed development and geotechnical report was given to Ms Dyona.
2. It was pointed out to Ms Dyona, as outlined under Section 8 of the report, the geotech engineers anticipate that "there will be some vibration from the ground improvement works which may result in minor cracking of brittle materials such as drywall and tiling within the adjacent building" They expect that this "damage will be limited to cosmetic damage only and that the risk of structural damage is low"
3. Ms Nora offered to hire a qualified consultant who will inspect and document the condition of the building prior to any works on the subject site as recommended by the engineers. The consultant will install survey points on the exterior of the building to monitor settlement.
4. Ms Dyona said she would study the report and respond and perhaps, she may want to hire her own consultant to monitor.
5. Ms Dyona had comments on the proposed treatment of the Moncton Street facade. She was advised to contact the Planning Department at the City.

Regards,

Nora Truong
Inter Luck Trading Corp

Excerpt from the Minutes
Richmond Heritage Commission Meeting

Wednesday, May 1, 2019 – 7:00 p.m.
Rm. M.2.002
Richmond City Hall

Rezoning Application for 3560 Moncton Street (RZ18-817742)

Staff introduced the rezoning application by providing the site context, and the applicant provided a more detailed presentation regarding the proposed development. The applicant noted that the proposed design was keeping with the heritage character of Steveston Village while introducing some modern elements such as different window sizes to provide a more open feel.

In response to Commission's query, staff noted that more detailed information about the proposed landscaping materials would be provided at the Development Permit application stage.

Commission appreciated the design that respects the heritage character of Steveston Village.

In response to Commission's query why the rooftop hatches were proposed instead of an elevator, the applicant noted that it was to minimize potential visual impact. Staff also noted that minimizing visual impacts of rooftop structures respects the heritage streetscape along Moncton Street, and was consistent with the design guidelines in the Steveston Area Plan.

Commission asked whether the Steveston Marine and Hardware store will be staying as a tenant in the building, and the applicant noted that the store will move out and there will be new tenants.

Commission complimented the design of the windows which are above ground floor level which follows the historic rhythm.

In response to Commission's query, the applicant noted that colours of the building will be muted heritage colours, and cladding materials will be 4" horizontal siding and board and batten, and fabric awnings are proposed along the street facades.

Commission noted that the proposed building is attractive and is effectively integrated into the existing streetscapes.

It was moved and seconded:
That the Richmond Heritage Commission support the rezoning application for the property at 3560 Moncton Street (RZ18-817742) as presented.

CARRIED

Address: 3560 Moncton Street **File No.:** RZ 18-817742

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10075, the developer is required to complete the following:

1. Granting a 2 m by 2 m Statutory Right-of-Way (SRW) at the northeast corner of the subject property.
2. The submission and processing of a Development Permit* and a Heritage Alteration Permit* (if required at the time of final adoption of the rezoning bylaw) completed to a level deemed acceptable by the Director of Development.
3. Registration of a flood indemnity covenant on title.
4. City acceptance of the developer's offer to voluntarily contribute $10 per buildable square foot (i.e. $106,216.7) for residential portion only to the City's affordable housing fund.
5. Registration of a legal agreement on title ensuring the shared use of the commercial and residential visitor parking spaces and prohibiting assignment of any of these parking spaces to a particular unit or user.
6. Registration of a covenant on title that identifies the building as a mixed use building indicating that they are required to mitigate unwanted noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Bylaw and noise generated from rooftop HVAC units will comply with the City's Noise Bylaw.
7. Enter into a Servicing Agreement* for the design and construction of the following works. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to the following:

Water Works

- Using the OCP Model, there is 432 L/s and 558 L/s of water available at a 20 psi residual at Moncton Street and the 2nd Ave. respectively. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
  - Provide fire hydrants at Moncton Road and 2nd Avenue frontage to meet minimum spacing and code requirements to service the proposed development.
- At the Developer's cost, the City is required to:
  - Abandon and cap at main the existing water service connection, and remove meter.
  - Install a new water service connection at the Moncton St frontage, complete with meter, meter box, and right-of-way. The dimensions of the right of way shall be finalized during the servicing agreement process.

Storm Sewer Works:

- The developer is required to:
  - Remove approximately 65 meters of existing 375mm diameter storm sewer along 2nd Avenue frontage from STMH9121 to STMH9138.
  - Install approximately 65 meters of new 600mm storm sewer along 2nd Avenue. The tie-in to the north shall be to a new 1200mm diameter manhole, which will replace the existing manhole STMH9121. Tie in to the south shall be to the manhole STMH9138. New storm sewer to be installed such that it is draining to the south, towards Bayview Street

Initial: _____

  - Protect existing AC watermain along Moncton Street during storm sewer installation. Any portions of the water main undermined or damaged by construction are to be replaced at developer's cost.
  - Replace 6m portion of AC watermain at Moncton Street where storm sewer crosses
  - Install a new storm service connection complete with inspection chamber at the 2nd Avenue frontage.
- At the Developer's cost, the City will:
  - Cut and cap at main all existing storm sewer connections to the development site.
  - Tie-in all the existing systems to the new system being installed.

Sanitary Sewer Works:

- The developer is required to:
  - Upgrade approximately 56 meters of existing 150mm diameter sanitary sewer to 200mm diameter sanitary sewer along the property frontage from MH 5119 to 5125 in the same alignment as the existing sewer. Tie-in to the existing sanitary sewers at both east and west ends shall be via new manholes.
  - Install a new sanitary service connection complete with an inspection chamber. Sanitary connection not to be made to sanitary sewer in rear lane.
  - Renew portions of the existing AC watermain along Moncton Street that will be impacted by the sanitary service connection.
- At the Developer's cost, the City will:
  - Cut and cap, at main, the existing sanitary sewer connections to the development site.
  - Tie-in all the existing systems to the new system being installed.

Moncton Street Frontage Improvements

- Construct a 2.0 m wide concrete sidewalk at the north property of the subject site. The remaining space between the edge of sidewalk and the existing south curb of Moncton Street is to contain hardscaped boulevard generally consisting of: stamped/tinted concrete; street trees (if applicable); street furniture (including benches, street lighting, bicycle racks, and garbage receptacles); and intermittent landscaping. The cross-section of the frontage improvements, measuring from the property line towards the south curb of Moncton Street, shall include the following:
  - 2.0 m wide concrete sidewalk
  - 0.88 m wide hardscaped boulevard
  - 0.15 m wide concrete curb and gutter.

  (Note: Should Council adopt the streetscape visions for the Steveston Village Area prior to the execution of the Servicing Agreement for the subject site, the above frontage improvements shall be adjusted to be in keeping with the adopted visions, in particular the corner treatment at the Moncton Street/2nd Avenue intersection).
- At the southwest corner of the Moncton Street and 2nd Avenue intersection, upgrade the existing wheelchair ramp with tactile warning strips for the visually impaired (MMCD R-15-SD).
- All existing driveways along the Moncton Street development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter and concrete sidewalk per standards described under item above.

2nd Avenue Frontage Improvements

- Construct a 1.67 m wide concrete sidewalk along the development frontage that matches the existing width of the sidewalk in this block of 2nd Avenue. The cross-section of the frontage improvements, measuring from the property line towards the west curb of 2nd Avenue, shall include the following:
  - 1.67 m wide concrete sidewalk.
  - 0.15 m wide concrete curb and gutter.

  (Note: Should Council adopt the streetscape visions for the Steveston Village Area prior to the execution of the Servicing Agreement for the subject site, the above frontage improvements shall be adjusted to be in keeping with the adopted visions).

Initial: _____

- All existing driveways along the 2nd Avenue development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter and concrete sidewalk per standards noted under item above.
- Upon closing the existing driveways and back filling with new sidewalk and curb/gutter, the Developer is required to, across the 2nd Avenue development frontage, complete the following pavement marking and signage works:
    - Remove the existing pavement marking related to on-street parking. As part of the SA detailed design process, prepare a new pavement marking plan to back fill the development curb frontage with angle parking (45 degree at 5.5 m x 2.5 m car parking space dimensions).
    - Remove any affected traffic/parking signage and install new signage as required along the development frontage.

Lane Frontage Improvements

- The lane development frontage has a road right-of-way width of 10.06 m. The lane upgrade requirements shall include:
    - Upgrade the existing lane structure, including the construction of asphalt concrete pavement over the entire width of the lane, to comply with City of Richmond Engineering Design Standards. The upgrade is to match that carried out under SA 13-635022. The SA detailed design process shall determine the final cross-section profile, pavement structure, and other design details taking into considerations drainage and utility requirements.
    - The Developer is required to check the existing lighting levels in the lane to determine if lighting is adequate. If it is not adequate, lighting that meets City of Richmond lighting standards are to be provided at the cost of the Developer.
    - Construct a new driveway for vehicle access to the site. City design standards for commercial driveways are to be met (7.5 m driveway width at the property line).
- The required lane frontage improvements are limited to the site frontage only.

Statutory Right of Way Requirements

- A 2 m by 2m SRW is required at the northeast corner of the site (southwest corner of the Moncton Street and 2nd Avenue intersection.)
- All above ground hydro/telephone kiosk and other third party equipment must not be placed within any frontage works area including sidewalk and boulevard. On-site SRWs are to be secured for the placement of this equipment.

Other Frontage Improvements:

- The developer is required to:
    - Provide frontage improvements as per Transportation's requirements.
    - Coordinate with BC Hydro, Telus and other private communication service providers:
        - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
        - To underground overhead service lines.
        - To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
            - BC Hydro PMT – 4.0 x 5.0 m
            - BC Hydro LPT – 3.5 x 3.5 m

Initial: _____

- Street light kiosk – 1.5 x 1.5 m
- Traffic signal kiosk – 2.0 x 1.5 m
- Traffic signal UPS – 1.0 x 1.0 m
- Shaw cable kiosk – 1.0 x 1.0 m
- Telus FDH cabinet – 1.1 x 1.0 m

▪ Provide street lighting along the lane frontage with bollards offset 0.5m away from the street lighting poles.
▪ Review street lighting levels along all road and lane frontages, and upgrade as required.

General Items:

- The Developer is required to:
  - Enter into an encroachment agreement for the proposed canopy encroachment prior to building permit issuance, including payment of any required fees. An encroachment agreement will only be granted if the encroachment will not hinder the use of and access to City infrastructure. Any proposed encroachments must be easily removable, and in the event that the City requires removal of the encroachment (for example, to access City utilities), removal and replacement will be at the Owner's cost.
  - Provide, within the first servicing agreement submission or prior to start of site preparation works (whichever comes first), a geotechnical assessment of preload, de-watering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
  - Provide a video inspection report of the existing sanitary service connection on the ROW and the sanitary sewer running from manhole SMH5126 to SMH5125 prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
  - Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
  - Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage construction water onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of construction water, the Developer will be required to enter into a de-watering agreement with the City to discharge treated construction water to the storm sewer system.
  - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
  - Not encroach into the existing SRW with proposed trees, non-removable fencing, or other structures.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Submission of an appropriate landscape bond/letter of credit for on-site landscaping.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

Initial: _____

2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Registration of a subsidence covenant on title. A signed and sealed letter from a geotechnical engineer must be provided to confirm that the proposed development will not impact the serviceability of neighbouring buildings, including the properties at 3480, 3500 and 3580 Moncton Street, and they may continue to be safely used for their intended purposes. All buildings must be built only in strict compliance with the recommendations set forth in the geotechnical report.
4. Enter into an encroachment agreement for the proposed fabric awnings along Moncton Street and 2nd Avenue.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

* This requires a separate application.

- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

  All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

  The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

_____ _____

Signed Date

City of Richmond

Bylaw 10075

Richmond Zoning Bylaw 8500
Amendment Bylaw 10075 (RZ 18-817742)
3560 Moncton Street

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

1. Richmond Zoning Bylaw 8500 is amended by:

   a. Inserting the following table into the existing table contained in Section 5.15.1(c):

Zone	Sum Per Buildable Square Foot of Permitted **Principal Building**
ZMU43	$10.00 for wood frame construction $14.00 for concrete construction

   b. Inserting the following into Section 20 – Site Specific Mixed Use Zones, in numerical order:

"20.43 Commercial Mixed Use (ZMU43) – Steveston Village

20.43.1 Purpose

The **zone** provides for a combination of commercial, industrial and residential **uses** in the Steveston Village Conservation Area.

20.43.2 Permitted Uses

- **animal grooming**
- **broadcasting studio**
- **child care**
- **education**
- **education, commercial**
- **government service**
- **health service, minor**
- **housing, apartment**
- **industrial, general**
- **liquor primary**

20.43.3 Secondary Uses

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

6243802

establishment
- **manufacturing, custom indoor**
- **microbrewery, winery and distillery**
- **office**
- **parking, non-accessory**
- **recreation, indoor**
- **recycling depot**
- **restaurant**
- **retail, convenience**
- **retail, general**
- **retail, second hand**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**
- **veterinary service**

20.43.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.

2. Notwithstanding Section 20.43.4.1, the reference to "1.0" **floor area ratio** is increased to a higher **density** of "1.15" **floor area ratio** if the **owner** pays into the **affordable housing reserve** the sum specified in Section 5.15.1 of this bylaw, at the time **Council** adopts a zoning amendment bylaw to include the **site** in the ZMU43 **zone**.

3. There is no maximum **floor area ratio** for **non-accessory parking** as a **principal use**.

20.43.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 100% for **buildings**.

20.43.6 Yards & Setbacks

1. There is no minimum **front yard, rear yard** or **side yard setback**.

20.43.7 Permitted Heights

1. The maximum **building heights** for the **site** is 9 m and two storeys.

20.43.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

20.43.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provision of Section 6.0.

20.43.10 On-Site Parking

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set-out in Section 7.0 except that:

   a) Required **parking spaces** for residential **use** visitors and non-residential **uses** may be shared.

   b) On-site **vehicle** parking shall be provided at the following rate:

      i) Non-residential **uses** – on-site parking requirements contained in this Section 7.0 of this Bylaw are reduced by 33% with the exception that a rate of 2 spaces per 100 m^2 of **gross leasable floor area** be applied to **retail convenience, retail general, retail second hand, service business support, service financial and service personal.**

      ii) Residential **uses** – on-site parking requirements contained in this Section 7.0 of this Bylaw are reduced by 13%.

   c) Notwithstanding Section 7.5.13 of this Bylaw, one small space (i.e., 2.3 m by 4.6 m) is permitted.

20.43.11 Other Regulations

1. For **apartment housing**, no portion of the first **storey** of a **building** within 9.0 m of the **lot line abutting** a **road** shall be used for residential purposes.

2. For **apartment housing**, an entrance to the residential **use** or parking area above or behind the commercial space is permitted if the entrance does not exceed 3.0 m in width.

3. Signage must comply with the City of Richmond's *Sign Bylaw No. 9700.*

4. 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."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the

following area and by designating it **"COMMERCIAL MIXED USE (ZMU43) – STEVESTON VILLAGE".**

P.I.D. 001-067-915
Lot 25 Section 10 Block 3 North Range 7 West New Westminster District Plan 25758

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10075".**

FIRST READING _____

A PUBLIC HEARING WAS HELD ON _____

SECOND READING _____

THIRD READING _____

OTHER CONDITIONS SATISFIED _____

ADOPTED _____

CITY OF RICHMOND
APPROVED by MP
APPROVED by Director or Solicitor

_____ MAYOR

_____ CORPORATE OFFICER

6243802

City of Richmond

Report to Committee

To:	Planning Committee	**Date:**	October 7, 2019
From:	Kim Somerville Director, Community Social Development	**File:**	07-3070-00/Vol 01
Re:	**Proposed Amendments to Child Care Development Policy 4017 and Richmond Zoning Bylaw No. 8500**		

Staff Recommendation

1. That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10095 be introduced and given first reading; and

2. That upon adoption of Richmond Zoning Bylaw No. 8500, Amendment 10095, the Child Care Development Policy 4017 be amended, as set out in Attachment 1 of the report dated October 7, 2019 from the Director, Community Social Development, titled "Proposed Amendments to the Child Care Development Policy 4017 and Richmond Zoning Bylaw No. 8500."

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

Att. 4

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Finance Department	☑	
Law	☑	
Development Applications	☑	
Policy Planning	☑	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	**INITIALS:**	**APPROVED BY CAO**

6160957

Staff Report

Origin

On July 24, 2017, Council adopted the recommended actions outlined in the 2017-2022 Richmond Child Care Needs Assessment and Strategy, including that City staff:

> *Review the Child Care Statutory Reserve Fund policy to consider how fund contributions could be apportioned to the Child Care Development Reserve Fund and the Child Care Operating Reserve Fund using a similar approach to the Affordable Housing Reserve Fund (e.g. 70% for Capital and 30% for Operating as opposed to the current split of 90% for Capital and 10% for Operating).*

In response to the adoption of this recommended action item, staff conducted a review of the *Community Charter,* which outlines governing matters delegated to local government. City staff also reviewed internal policies and strategies including Richmond Zoning Bylaw No. 8500, Reserve Fund Establishment Bylaw 7812, Child Care Operating Reserve Fund Bylaw 8877, Child Care Development Policy 4017 and the 2017-2022 Richmond Child Care Needs Assessment and Strategy to determine if the current allocation of operating and capital funds meets the City's child care needs. The Affordable Housing Statutory Operating Reserve Fund Bylaw 8206 and the Affordable Housing Statutory Reserve Fund Policy 5008 were reviewed as supplementary information to guide this review.

Through the review, it has been identified that the Child Care Development Policy 4017 and Richmond Zoning Bylaw No. 8500 do not adequately reflect the 2017-2022 Richmond Child Care Needs Assessment and Strategy ("Child Care Strategy") recommendations and other City requirements for the use and distribution of child care reserve funds. With these considerations, this report proposes amendments to:

1. Child Care Development Policy 4017 (dated September 14, 2005) (Attachment 1);
2. Richmond Zoning Bylaw No. 8500 Section 5.16.

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

> *4.1 Robust, affordable, and accessible sport, recreation, wellness and social programs for people of all ages and abilities.*
>
> *4.2 Ensure infrastructure meets changing community needs, current trends and best practices.*

This report supports the following Social Development Strategy actions:

> *Action 10 – Support the establishment of high quality, safe child care services in Richmond through such means as:*
>
> *10.3 Securing City-owned child care facilities from private developers through the rezoning process for lease at nominal rates to non-profit providers.*

Action 11 – Implement policies identified in the 2041 Official Community Plan to promote the establishment and maintenance of a comprehensive child care system.

This report also supports the strategic direction for "Creating and Supporting Spaces" as set out in the City's 2017-2022 Richmond Child Care Needs Assessment and Strategy.

Background

Since 2004, the City has made a commitment to support the development of child care in Richmond through the establishment of child care statutory reserve fund bylaws and policies. The City currently owns nine existing purpose-built child care facilities and has an additional two child care facilities and two Early Childhood Development Hubs which have been secured through development and are in various stages of design or under construction. These existing and secured facilities will provide approximately 569 licensed child care spaces.

As outlined in the 2018 Update to the 2017-2022 Child Care Needs Assessment and Strategy, at the end of 2018 there were 6,439 child care spaces in Richmond and a child population of 23,440. There are currently child care spaces for 27.5% of children age 0-12 years. Across all age groups, the existing child care supply does not meet the demand, in particular for infants and toddlers (0 – 36 months) and school-aged children (5 – 12 years).

Section 189 of the *Community Charter* requires that money and interest in reserve funds can be used only for the purpose for which the fund was established. The City currently has a capital reserve fund and a non-capital reserve fund related to child care. The use of child care reserve funds are subject to the City's annual Capital and Operating Budget process and Council approval of the 5-year Financial Plan Bylaw. Upon Council approval, monies are distributed to the Child Care Capital Projects Fund(s) and the Child Care Operating budget, as required by staff request.

The current City Bylaws pertaining to child care reserve funds are:

1. Reserve Fund Establishment Bylaw No. 7812 adopted on October 25, 2004

   This bylaw establishes various reserve funds including one for the purposes of "Child Care." Due to the purpose of this reserve fund, monies in this fund can only be used for capital expenditures and are intended primarily to create or support the capital costs of maintaining child care spaces.

2. Child Care Operating Reserve Fund Establishment Bylaw 8877 adopted on May 14, 2012

   This bylaw establishes the Child Care Operating Reserve Fund for the following purposes:

   (a) Grants to non-profit societies to support child care professional and program development within the city;

   (b) Studies, research and production of reports and other information in relation to child care issues within the city; and

(c) Remuneration and costs, including without limitation expenses and travel costs, for consultants and City personnel to support the development and quality of child care within the city.

3. Richmond Zoning Bylaw No. 8500 – Section 5.16

Section 5.16.4 of Richmond Zoning Bylaw No. 8500 specifies how developer's contributions to child care are allocated to the two child care reserve funds:

If an owner elects to pay an amount into the child care reserve fund pursuant to this Richmond Zoning Bylaw No. 8500, as amended or replaced from time to time:

(a) 90 per cent of the amount shall be deposited to the Child Care Development Reserve Fund created by Reserve Fund Establishment Bylaw No. 7812; and

(b) 10 per cent of the amount shall be deposited to the Child Care Operating Reserve Fund created by the Child Care Operating Reserve Fund Establishment Bylaw No. 8877.

Analysis

The following section includes a review, proposed solutions and recommendations for:

I. Child Care Development Policy 4017

II. Richmond Zoning Bylaw No. 8500, Section 5.16

Section I: Child Care Development Policy 4017 Review

The Child Care Development Policy 4017 was established in 2006, prior to securing and constructing nine additional child care facilities. The current policy reflects Richmond Zoning Bylaw No. 8500 and the allocation of developer cash contributions and child care density contributions from the Child Care Reserves Funds are allocated as 90% to the Child Care Capital Reserve and 10% to the Child Care Operating Reserve Fund.

Child Care Development Policy 4017 Proposed Amendment to Reflect the Child Care Strategy's Priorities for the Use of Child Care Reserve Funds

The following amendment is proposed to the existing Child Care Development Policy 4017. The policy amendments will allow for additional future funding to be allocated to support the City's child care operating purposes.

The Child Care Operating Reserve Fund funds the City's Child Care Program and Professional Development Grant Program, and supports the research, planning, development and design work required to secure and build City-owned child care. The number of City-owned child care facilities secured in the past ten years (7 child care facilities and 2 Early Childhood Development Hubs) has significantly increased the demands and work program for the child care section (Attachment 4).

In addition, the recent provincial child care funding announcements have expanded opportunities to plan for and implement additional child care projects, including exploring the construction of additional City-owned child care facilities. An increase in the production of research, reports and strategies, as well as community engagement opportunities have resulted in an increased need for resources to support child care initiatives within the city. The cumulative impact of these changes has resulted in a need for increased operating funding to support the work.

> ***Recommendation:*** That the existing Policy 4017 be amended to increase the allocation of developer cash contributions and child care density bonus contributions to 30 per cent from the Child Care Reserves funds to the Child Care Operating Reserve Fund. This will result in a 70 per cent allocation of developer cash contributions and child care density bonus contributions deposited to the Child Care Development Reserve Fund.

Two additional minor housekeeping amendments have also been included at this time in order to improve the clarity of Policy 4017.

> ***Recommendation:*** That the existing Policy 4017 be amended to delete point 10. Area Plans. This amendment is recommended as the City's Official Community Plan provides a robust policy framework to assist the City in meeting current and future child care needs, in tandem with other Council policies, and some existing Area Plans do not provide any guidance on, or policy framework for, the provision of child care.

> ***Recommendation:*** That the existing Policy 4017 be amended to revise point 12.1 Promotion to read "The City will promote and support child care initiatives and awareness activities. This is in place of a specific reference to the month of May as "Child Care Month."

Section II: Richmond Zoning Bylaw No. 8500 – Section 5.16 Review

Where an owner or developer elects to make a cash contribution to the City's child care reserve funds in exchange for obtaining a density bonus, the existing Richmond Zoning Bylaw No. 8500 requires that 90 per cent of the contribution amount is deposited to the capital reserve fund established by Policy 4017 and 10 per cent is deposited to the operating fund established by Bylaw No. 8206, unless Council directs otherwise.

Richmond Zoning Bylaw No. 8500 Proposed Amendment to Reflect the Child Care Strategy's Priorities for the Use of Child Care Reserve Funds

Amendments to the Richmond Zoning Bylaw No. 8500 are required to align the Child Care Reserve Funds requirement with the proposal to amend Child Care Development Policy 4017.

> ***Recommendation:*** That the Richmond Zoning Bylaw No. 8500, Section 5.16.4 be amended to read:
>
> (a) 70 per cent of the amount shall be deposited to the Child Care Development Reserve Fund created by Reserve Fund Establishment Bylaw No. 7812; and
>
> (b) 30 per cent of the amount shall be deposited to the Child Care Operating Reserve Fund created by Child Care Operating Reserve Fund Establishment Bylaw No. 8877

Summary of Recommendations:

1. That the Richmond Zoning Bylaw No. 8500 and the Child Care Development Policy 4017 be amended to permit Council to direct 70 per cent of developer contributions for child care to the Child Care Development Reserve Fund and 30 per cent of developer contributions for child care to the Child Care Operating Reserve Fund.

2. That minor housekeeping amendments be made to Child Care Development Policy 4017, including deletion of Point 10: Area Plans; and revision to Point 12.1.

Financial Impact

Access to the Child Care Reserves will be subject to the City's annual Capital and Operating Budget review process. All approved child care projects will be incorporated in to the 5-year Financial Plan Bylaw, which authorizes access to and expenditures from reserve and project funds.

Conclusion

The proposed amendments to the Child Care Development Policy 4017 and the Richmond Zoning Bylaw No. 8500 are intended to provide a more effective reserve fund management framework to assist the City's efforts to financially support child care development in Richmond in response to the increase in child care development opportunities. The proposed amendments create a policy framework that reflects current and future Child Care Strategy priorities; allows enhanced financial support for child care development in the community; supports the work required to manage an increase in City-owned child care facilities; and improves clarity of child care policies.

Updates to the Child Care Development Policy 4017 and the Richmond Zoning Bylaw No. 8500 is a priority action item identified in the City Council adopted 2017-2022 Richmond Child Care Needs Assessment and Strategy. These changes will also help to advance the provision of child care services for children and families in Richmond.

Chris Duggan
Program Manager, Child Care
(604-204-8621)

Att. 1: Original - Child Care Development Policy 4017
2: Proposed - Child Care Development Policy 4017 – Redline version
3: New – Child Care Development Policy 4017 – Clean version
4: City of Richmond Child Care Facilities Map – October 2019

City of Richmond

Policy Manual

Page 1 of 5	Adopted by Council: January 24, 2006 Amended by Council: April 10, 2012; December 8, 2014; September 14, 2015	**Policy 4017**
File Ref: 3070	**Child Care Development Policy**	

POLICY 4017:

It is Council policy that:

1. GENERAL

1.1 The City of Richmond acknowledges that quality and affordable child care is an essential service in the community for residents, employers and employees.

2. PLANNING

2.1 To address child care needs, the City will: plan, partner and, as resources and budgets become available, support a range of quality, affordable child care.

3. PARTNERSHIPS

3.1 The City of Richmond is committed to:

(a) Being an active partner with senior governments, stakeholders, parents, the private and non-profit sectors, and the community, to plan, develop and maintain a quality and affordable comprehensive child care system in Richmond.

Working with the following organizations and groups to facilitate quality child care in Richmond:

(i) Community Associations and Societies - to assess whether or not child care services can be improved in community centres, and new spaces added to existing and future community centres.

(ii) Developers - to encourage developers to provide land and facilities for child care programs throughout the City.

(iii) Employers - to encourage employers' involvement in advocating and planning for child care.

(iv) Intercultural Advisory Committee - to investigate and report on child care concerns, needs and problems facing ethno cultural groups in the City.

(v) School Board – to continue providing space for child care programs on school sites; to co-locate child care spaces with schools where appropriate, and to liaise with the Child Care Development Advisory Committee,

(b) Monitoring the need for new child care spaces to support Richmond residents, employee and student populations.

(c) Providing, when appropriate, new child care spaces and/or facilities to meet existing needs and future population growth.

(d) Requesting senior governments and other stakeholders to provide ongoing funding for affordable child care facilities, spaces, operations and programming.

4. RICHMOND CHILD CARE DEVELOPMENT ADVISORY COMMITTEE (CCDAC)

4.1 The City will establish and support the Richmond Child Care Development Advisory Committee.

5. CHILD CARE RESERVE FUNDS

5.1 The City has established two Child Care Reserve Funds as described below.

(a) Child Care Development Reserve Fund (established by Reserve Fund Establishment Bylaw No. 7812)

The City will administer the Child Care Development Reserve Fund to financially assist with the following capital expenses:

(i) Establishing child care facilities and spaces in:

- City buildings and on City land.
- Private developments.
- Senior government projects.
- Community partner projects.

(ii) Acquiring sites for lease to non-profit societies for child care; and

(iii) Providing grants to non-profit societies for capital purchases and improvements, such as equipment, furnishings, renovations and playground improvements.

(b) Child Care Operating Reserve Fund (established by Child Care Operating Reserve Fund Establishment Bylaw No. 8827)

(i) The City will administer the Child Care Operating Reserve Fund to financially assist with non-capital expenses relating to child care within the City, including the following:

- Grants to non-profit societies to support child care professional and program development within the City;
- Studies, research and production of reports and other information in relation to child care issues within the City; and
- Remuneration and costs, including without limitation expenses and travel costs, for consultants and City personnel to support the development and quality of child care within the City.

5.2 Developer cash contributions and child care density bonus contributions to the City's Child Care Reserve Funds will be allocated as follows:

(a) 90% of the amount will be deposited to the Child Care Development Reserve Fund, and

(b) 10% of the amount will be deposited to the Child Care Operating Reserve Fund, unless Council directs otherwise prior to the date of the developer's payment, in which case the payment will be deposited as directed by Council.

5.3 All expenditures from the Child Care Reserve Funds must be authorized by Council.

6. DEVELOPMENT OF CHILD CARE FACILITIES

6.1 To facilitate consistent, transparent and sound planning, the City will:

(a) Undertake periodic child care needs assessments to update its child care strategy.

(b) Use its powers through the rezoning and development approval processes to achieve child care targets and objectives.

(c) Prepare Child Care Design Guidelines which articulate the City's expectations for the design and development of City-owned or leased child care facilities, whether they are built as City capital projects or by developers as community amenity contributions.

(d) Make the Child Care Design Guidelines available to members of the public as a resource, and to City staff, developers, and architects as a guide for planning child care spaces in City-owned or leased facilities or developer-built community amenities being contributed to the City.

6.2 The City will further facilitate the establishment of child care facilities by:

(a) Encouraging adequate child care centre facilities throughout the City where needed, particularly in each new community.

(b) Providing City land and facilities for child care programs in locations throughout the City.

(c) Encouraging child care program expansion through the enhancement of existing community facilities.

7. CHILD CARE GRANTS POLICY

7.1 Through City child care grants, support child care:

(a) Facilities.

(b) Spaces.

(c) Programming.

(d) Equipment and furnishings.

(e) Professional and program development support.

8. PROFESSIONAL CHILD CARE SUPPORT RESOURCES

8.1 Support resources for child care providers as advised by the Child Care Development Advisory Committee and as the need requires and budgets become available.

9. POLICY REVIEWS

9.1 From time to time, the City will:

(a) Review child care policies, regulations and procedures to ensure that no undue barriers exist to the development of child care.

(b) As appropriate, develop targets for the required number, type and location of child care services in Richmond.

10. AREA PLANS

10.1 The City will ensure that area plans contain effective child care policies.

11. INFORMATION

11.1 The City will, with advice from the Child Care Development Advisory Committee:

(a) Generate, consolidate and analyze information to facilitate the development of child care facilities, programs and non-profit child care agencies;

(b) Determine if any City land holdings are appropriate to be made available for immediate use as child care facilities;

(c) Review, update and distribute City produced public information material to the public on child care.

12. PROMOTION

12.1 The City will:

(a) Declare the month of May "Child Care Month" and support awareness and fund-raising activities during that month.

City of Richmond

Policy Manual

Page 1 of 5	Adopted by Council: January 24, 2006 Amended by Council: April 10, 2012; December 8, 2014; September 14, 2015	**Policy 4017**
File Ref: 3070	**Child Care Development Policy**	

POLICY 4017:

It is Council policy that:

1. GENERAL

1.1 The City of Richmond acknowledges that quality and affordable child care is an essential service in the community for residents, employers and employees.

2. PLANNING

2.1 To address child care needs, the City will: plan, partner and, as resources and budgets become available, support a range of quality, affordable child care.

3. PARTNERSHIPS

3.1 The City of Richmond is committed to:

(a) Being an active partner with senior governments, stakeholders, parents, the private and non-profit sectors, and the community, to plan, develop and maintain a quality and affordable comprehensive child care system in Richmond.

Working with the following organizations and groups to facilitate quality child care in Richmond:

(i) Community Associations and Societies - to assess whether or not child care services can be improved in community centres, and new spaces added to existing and future community centres.

(ii) Developers - to encourage developers to provide land and facilities for child care programs throughout the City.

(iii) Employers - to encourage employers' involvement in advocating and planning for child care.

(iv) Intercultural Advisory Committee - to investigate and report on child care concerns, needs and problems facing ethno cultural groups in the City.

(v) School Board – to continue providing space for child care programs on school sites; to co-locate child care spaces with schools where appropriate, and to liaise with the Child Care Development Advisory Committee,

(b) Monitoring the need for new child care spaces to support Richmond residents, employee and student populations.

(c) Providing, when appropriate, new child care spaces and/or facilities to meet existing needs and future population growth.

(d) Requesting senior governments and other stakeholders to provide ongoing funding for affordable child care facilities, spaces, operations and programming.

4. RICHMOND CHILD CARE DEVELOPMENT ADVISORY COMMITTEE (CCDAC)

4.1 The City will establish and support the Richmond Child Care Development Advisory Committee.

5. CHILD CARE RESERVE FUNDS

5.1 The City has established two Child Care Reserve Funds as described below.

(a) Child Care Development Reserve Fund (established by Reserve Fund Establishment Bylaw No. 7812)

The City will administer the Child Care Development Reserve Fund to financially assist with the following capital expenses:

(i) Establishing child care facilities and spaces in:

- City buildings and on City land.
- Private developments.
- Senior government projects.
- Community partner projects.

(ii) Acquiring sites for lease to non-profit societies for child care; and

(iii) Providing grants to non-profit societies for capital purchases and improvements, such as equipment, furnishings, renovations and playground improvements.

(b) Child Care Operating Reserve Fund (established by Child Care Operating Reserve Fund Establishment Bylaw No. 8827)

(i) The City will administer the Child Care Operating Reserve Fund to financially assist with non-capital expenses relating to child care within the City, including the following:

- Grants to non-profit societies to support child care professional and program development within the City;
- Studies, research and production of reports and other information in relation to child care issues within the City; and
- Remuneration and costs, including without limitation expenses and travel costs, for consultants and City personnel to support the development and quality of child care within the City.

5.2 Developer cash contributions and child care density bonus contributions to the City's Child Care Reserve Funds will be allocated as follows:

(a) ~~90%~~ 70% of the amount will be deposited to the Child Care Development Reserve Fund, and

(b) ~~10%~~ 30% of the amount will be deposited to the Child Care Operating Reserve Fund, unless Council directs otherwise prior to the date of the developer's payment, in which case the payment will be deposited as directed by Council.

5.3 All expenditures from the Child Care Reserve Funds must be authorized by Council.

6. DEVELOPMENT OF CHILD CARE FACILITIES

6.1 To facilitate consistent, transparent and sound planning, the City will:

(a) Undertake periodic child care needs assessments to update its child care strategy.

(b) Use its powers through the rezoning and development approval processes to achieve child care targets and objectives.

(c) Prepare Child Care Design Guidelines which articulate the City's expectations for the design and development of City-owned or leased child care facilities, whether they are built as City capital projects or by developers as community amenity contributions.

(d) Make the Child Care Design Guidelines available to members of the public as a resource, and to City staff, developers, and architects as a guide for planning child care spaces in City-owned or leased facilities or developer-built community amenities being contributed to the City.

6.2 The City will further facilitate the establishment of child care facilities by:

(a) Encouraging adequate child care centre facilities throughout the City where needed, particularly in each new community.

(b) Providing City land and facilities for child care programs in locations throughout the City.

(c) Encouraging child care program expansion through the enhancement of existing community facilities.

7. CHILD CARE GRANTS POLICY

7.1 Through City child care grants, support child care:

(a) Facilities.

(b) Spaces.

(c) Programming.

(d) Equipment and furnishings.

(e) Professional and program development support.

8. PROFESSIONAL CHILD CARE SUPPORT RESOURCES

8.1 Support resources for child care providers as advised by the Child Care Development Advisory Committee and as the need requires and budgets become available.

9. POLICY REVIEWS

9.1 From time to time, the City will:

(a) Review child care policies, regulations and procedures to ensure that no undue barriers exist to the development of child care.

(b) As appropriate, develop targets for the required number, type and location of child care services in Richmond.

~~10. AREA PLANS~~

~~10.1 The City will ensure that area plans contain effective child care policies.~~

~~11.~~ 10 INFORMATION

~~11.1~~ 10.1 The City will, with advice from the Child Care Development Advisory Committee:

(a) Generate, consolidate and analyze information to facilitate the development of child care facilities, programs and non-profit child care agencies;

(b) Determine if any City land holdings are appropriate to be made available for immediate use as child care facilities;

(c) Review, update and distribute City produced public information material to the public on child care.

~~12.~~ 11 PROMOTION

~~12.1~~ 11.1 The City will:

(a) ~~Declare the month of May "Child Care Month" and support awareness and fund-raising activities during that month.~~
Promote and support child care initiatives and awareness activities.

City of Richmond

Policy Manual

Page 1 of 5	Adopted by Council: January 24, 2006 Amended by Council: April 10, 2012; December 8, 2014; September 14, 2015	**Policy 4017**
File Ref: 3070	**Child Care Development Policy**	

POLICY 4017:

It is Council policy that:

1. GENERAL

1.1 The City of Richmond acknowledges that quality and affordable child care is an essential service in the community for residents, employers and employees.

2. PLANNING

2.1 To address child care needs, the City will: plan, partner and, as resources and budgets become available, support a range of quality, affordable child care.

3. PARTNERSHIPS

3.1 The City of Richmond is committed to:

(a) Being an active partner with senior governments, stakeholders, parents, the private and non-profit sectors, and the community, to plan, develop and maintain a quality and affordable comprehensive child care system in Richmond.

Working with the following organizations and groups to facilitate quality child care in Richmond:

(i) Community Associations and Societies - to assess whether or not child care services can be improved in community centres, and new spaces added to existing and future community centres.

(ii) Developers - to encourage developers to provide land and facilities for child care programs throughout the City.

(iii) Employers - to encourage employers' involvement in advocating and planning for child care.

(iv) Intercultural Advisory Committee - to investigate and report on child care concerns, needs and problems facing ethno cultural groups in the City.

(v) School Board – to continue providing space for child care programs on school sites; to co-locate child care spaces with schools where appropriate, and to liaise with the Child Care Development Advisory Committee,

(b) Monitoring the need for new child care spaces to support Richmond residents, employee and student populations.

(c) Providing, when appropriate, new child care spaces and/or facilities to meet existing needs and future population growth.

(d) Requesting senior governments and other stakeholders to provide ongoing funding for affordable child care facilities, spaces, operations and programming.

4. RICHMOND CHILD CARE DEVELOPMENT ADVISORY COMMITTEE (CCDAC)

4.1 The City will establish and support the Richmond Child Care Development Advisory Committee.

5. CHILD CARE RESERVE FUNDS

5.1 The City has established two Child Care Reserve Funds as described below.

(a) Child Care Development Reserve Fund (established by Reserve Fund Establishment Bylaw No. 7812)

The City will administer the Child Care Development Reserve Fund to financially assist with the following capital expenses:

(i) Establishing child care facilities and spaces in:

- City buildings and on City land.
- Private developments.
- Senior government projects.
- Community partner projects.

(ii) Acquiring sites for lease to non-profit societies for child care; and

(iii) Providing grants to non-profit societies for capital purchases and improvements, such as equipment, furnishings, renovations and playground improvements.

(b) Child Care Operating Reserve Fund (established by Child Care Operating Reserve Fund Establishment Bylaw No. 8827)

(i) The City will administer the Child Care Operating Reserve Fund to financially assist with non-capital expenses relating to child care within the City, including the following:

- Grants to non-profit societies to support child care professional and program development within the City;
- Studies, research and production of reports and other information in relation to child care issues within the City; and
- Remuneration and costs, including without limitation expenses and travel costs, for consultants and City personnel to support the development and quality of child care within the City.

5.2 Developer cash contributions and child care density bonus contributions to the City's Child Care Reserve Funds will be allocated as follows:

(a) 70% of the amount will be deposited to the Child Care Development Reserve Fund, and

(b) 30% of the amount will be deposited to the Child Care Operating Reserve Fund, unless Council directs otherwise prior to the date of the developer's payment, in which case the payment will be deposited as directed by Council.

5.3 All expenditures from the Child Care Reserve Funds must be authorized by Council.

6. DEVELOPMENT OF CHILD CARE FACILITIES

6.1 To facilitate consistent, transparent and sound planning, the City will:

(a) Undertake periodic child care needs assessments to update its child care strategy.

(b) Use its powers through the rezoning and development approval processes to achieve child care targets and objectives.

(c) Prepare Child Care Design Guidelines which articulate the City's expectations for the design and development of City-owned or leased child care facilities, whether they are built as City capital projects or by developers as community amenity contributions.

(d) Make the Child Care Design Guidelines available to members of the public as a resource, and to City staff, developers, and architects as a guide for planning child care spaces in City-owned or leased facilities or developer-built community amenities being contributed to the City.

6.2 The City will further facilitate the establishment of child care facilities by:

(a) Encouraging adequate child care centre facilities throughout the City where needed, particularly in each new community.

(b) Providing City land and facilities for child care programs in locations throughout the City.

(c) Encouraging child care program expansion through the enhancement of existing community facilities.

7. CHILD CARE GRANTS POLICY

7.1 Through City child care grants, support child care:

(a) Facilities.

(b) Spaces.

(c) Programming.

(d) Equipment and furnishings.

(e) Professional and program development support.

8. PROFESSIONAL CHILD CARE SUPPORT RESOURCES

8.1 Support resources for child care providers as advised by the Child Care Development Advisory Committee and as the need requires and budgets become available.

9. POLICY REVIEWS

9.1 From time to time, the City will:

(a) Review child care policies, regulations and procedures to ensure that no undue barriers exist to the development of child care.

(b) As appropriate, develop targets for the required number, type and location of child care services in Richmond.

10. INFORMATION

10.1 The City will, with advice from the Child Care Development Advisory Committee:

(a) Generate, consolidate and analyze information to facilitate the development of child care facilities, programs and non-profit child care agencies;

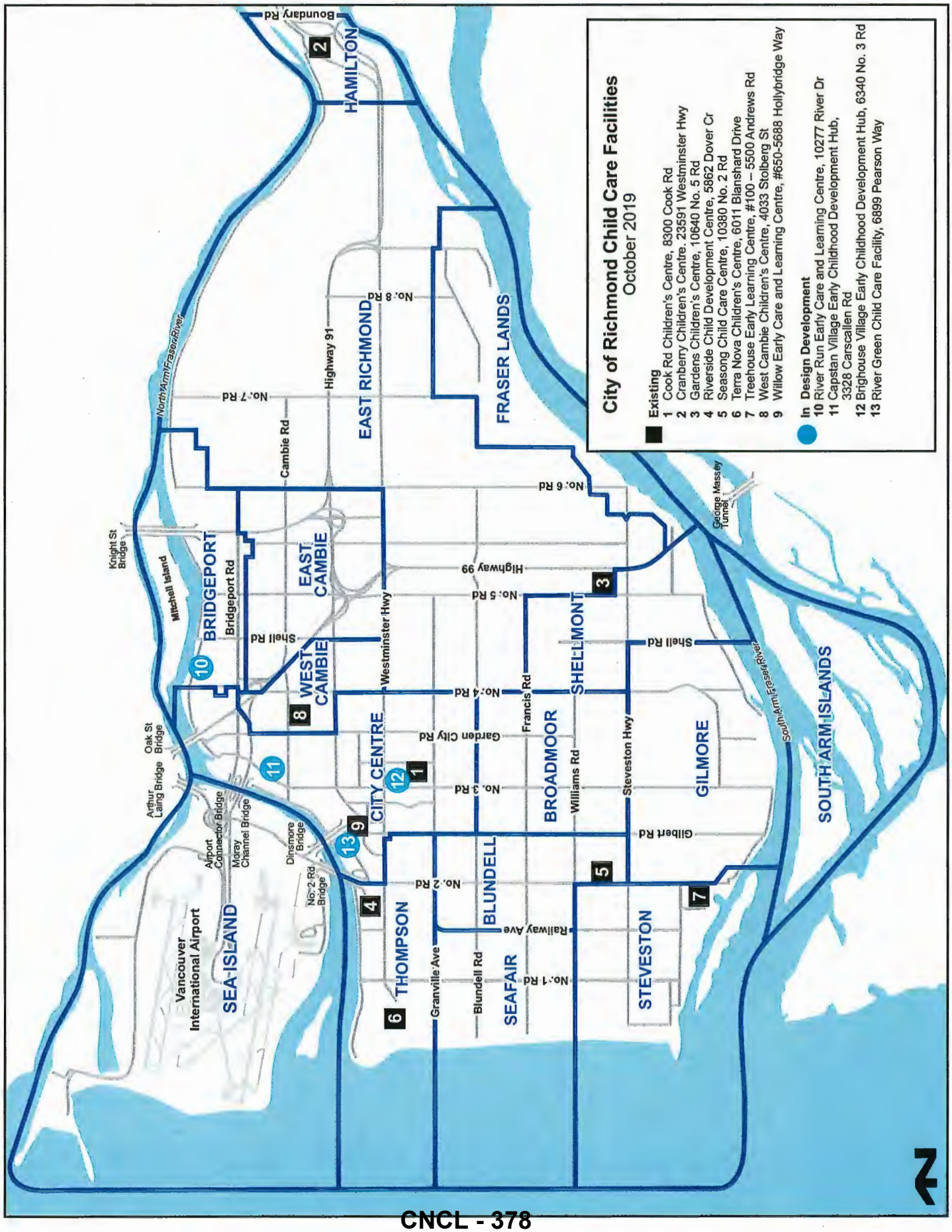
(b) Determine if any City land holdings are appropriate to be made available for immediate use as child care facilities;

(c) Review, update and distribute City produced public information material to the public on child care.

11. PROMOTION

11.1 The City will:

(a) Promote and support child care initiatives and awareness activities.


City of Richmond Child Care Facilities
October 2019
Existing
1 Cook Rd Children's Centre, 8300 Cook Rd
2 Cranberry Children's Centre, 23591 Westminster Hwy
3 Gardens Children's Centre, 10640 No. 5 Rd
4 Riverside Child Development Centre, 5862 Dover Cr
5 Seasong Child Care Centre, 10380 No. 2 Rd
6 Terra Nova Children's Centre, 6011 Blanshard Drive
7 Treehouse Early Learning Centre, #100 – 5500 Andrews Rd
8 West Cambie Children's Centre, 4033 Stolberg St
9 Willow Early Care and Learning Centre, #650-5688 Hollybridge Way
In Design Development
10 River Run Early Care and Learning Centre, 10277 River Dr
11 Capstan Village Early Childhood Development Hub, 3328 Carscallen Rd
12 Brighouse Village Early Childhood Development Hub, 6340 No. 3 Rd
13 River Green Child Care Facility, 6899 Pearson Way
HAMILTON
Boundary Rd
EAST RICHMOND
FRASER LANDS
North Arm Fraser River
No. 7 Rd
Highway 91
No. 8 Rd
Cambie Rd
No. 6 Rd
Knight St Bridge
Mitchell Island
BRIDGEPORT
Bridgeport Rd
EAST CAMBIE
Highway 99
No. 5 Rd
Shell Rd
WEST CAMBIE
Westminster Hwy
SHELLMONT
No. 4 Rd
Francis Rd
Oak St Bridge
Garden City Rd
CITY CENTRE
BROADMOOR
Williams Rd
Steveston Hwy
GILMORE
Arthur Laing Bridge
Airport Connector Bridge
Moray Channel Bridge
Dinsmore Bridge
No. 3 Rd
Gilbert Rd
No. 2 Rd Bridge
No. 2 Rd
BLUNDELL
Railway Ave
Vancouver International Airport
SEA ISLAND
THOMPSON
Granville Ave
Blundell Rd
SEAFAIR
No. 1 Rd
STEVESTON
George Massey Tunnel
South Arm Fraser River
SOUTH ARM ISLANDS

City of Richmond

Bylaw 10095

Richmond Zoning Bylaw 8500 Amendment Bylaw 10095 (Child Care Reserve Fund Amendment)

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.16 (Child Care and Other Community Amenities) by deleting Section 5.16.4 and replacing it with the following:

   "If an **owner** elects to pay an amount into the **child care reserve fund** pursuant to this Zoning Bylaw 8500, as amended or replaced from time to time:

   a) 70 per cent of the amount shall be deposited to the Child Care Development Reserve Fund created by Reserve Fund Establishment Bylaw No. 7812; and

   b) 30 per cent of the amount shall be deposited to the Child Care Operating Reserve Fund created by Child Care Operating Reserve Fund Establishment Bylaw No. 8877,

   unless Council directs otherwise prior to the date of the **owner's** payment, in which case the payment shall be deposited as directed by **Council**."

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10095".**

FIRST READING _____

PUBLIC HEARING _____

SECOND READING _____

THIRD READING _____

ADOPTED _____

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor
AC

_____ MAYOR

_____ CORPORATE OFFICER

6323042

City of Richmond

Report to Committee

To:	Public Works and Transportation Committee	**Date:**	August 26, 2019
From:	Lloyd Bie, P. Eng. Director, Transportation	**File:**	01-0154-04/2019-Vol 01
Re:	**TransLink 2020 Cost-Share Applications**		

Staff Recommendation

That as described in the report titled "TransLink 2020 Cost-Share Applications" dated August 26, 2019 from the Director, Transportation:

(a) the Cambie Road Overpass project be endorsed;

(b) the submission of road, pedestrian, bicycle and transit facility improvement projects as part of the TransLink 2020 cost-share programs be endorsed;

(c) the information will be considered in the 2020 Capital Budget process; and

(d) the Chief Administrative Officer and General Manager, Planning and Development be authorized to execute the successful funding agreements.

Lloyd Bie, P. Eng.
Director, Transportation
604-276-4131
Att. 2

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Finance	☑	
Parks	☑	
Engineering	☑	
Law	☑	
Roads & Construction	☑	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	**INITIALS:** CJ	**APPROVED BY CAO**

6248060

Staff Report

Origin

Each year, municipalities are invited to submit road, bicycle and transit-related improvement projects for funding consideration from TransLink's cost-share funding programs. This staff report presents the proposed applications from the City to TransLink's 2020 cost-share programs.

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

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

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

> *6.3 Build on transportation and active mobility networks.*

Analysis

TransLink Cost-Share Programs

TransLink provides cost-share funding to municipalities via the following programs:

- Major Road Network and Bike (MRNB) Upgrade Program: allocated funding for capital improvements to roads that comprise the MRN and the construction of bicycle facilities both on and off the MRN.
- Bicycle Infrastructure Capital Cost-Sharing (BICCS) Program: allocated and competitive funding for the construction of bicycle facilities.
- Walking Infrastructure to Transit (WITT) Program: allocated and competitive funding for pedestrian facility upgrades within walking distance of frequent transit stops, stations and exchanges to promote the seamless integration of walking and cycling with transit.
- Transit-Related Road Infrastructure Program (TRRIP): competitive funding for roadway infrastructure facilities required for the delivery of transit services in the region.
- Bus Speed and Reliability (BSR) Program: competitive funding for feasibility studies and capital projects that support improved bus speed and reliability.
- MRN Structures Program: competitive funding for studies and capital projects for the upgrade, rehabilitation and/or replacement of bridges, culverts and retaining walls.

Projects to Receive Funding from 2019 TransLink Cost-Share Programs

Twelve pedestrian, cycling and road improvement projects in Richmond will collectively receive up to $4.6 million from TransLink as part of its 2019 cost-share programs, which will support projects with a total estimated cost of $8.2 million (Attachment 1).

- *Cambie Road Overpass at Knight Street*: In response to a late call for submission by TransLink under the 2019 MRN Structures Program, the City submitted an application for structural upgrades to the Cambie Road overpass at Knight Street. As the submission was successful, staff are now seeking Council's endorsement of the project. The estimated project cost is $1,355,000 with the City responsible for one-half of the funding. The Cambie Road overpass project will be submitted for Council's consideration as part of City's 2020 capital program. Should the project be funded through the capital program, staff recommend that the Chief Administrative Officer and General Manager, Planning and Development be authorized to execute the agreement.

Projects Proposed for Submission to 2020 TransLink Cost-Share Programs

TransLink has requested that 2020 cost-share projects be submitted by end of October 2019. The following projects are proposed for submission to the 2020 TransLink cost-share programs. These projects are proposed as part of upcoming City capital program which will be considered by Council during the 2020 Capital Budget process.

Major Road Network and Bike (MRNB) Upgrade Program

For 2020, TransLink's allocation for Richmond is $1,781,000 (increase from $1,598,000 in 2019). The City proposes to submit the following projects for consideration (see Attachment 2):

- *Collision Prone Intersections on MRN – Short-Term Improvements*: based on the recommendations of the City's network screening study presented to Council in June 2019, implementation of infrastructure improvements, including new pavement markings, signage and traffic signal modifications (i.e., larger lenses to improve visibility) at nine intersections in the top 20 collision prone locations that are on the MRN.

- *Cambie Road-No. 5 Road Intersection Upgrade*: provision of left-turn lanes on all four legs, boulevard/lighting strip, upgraded traffic signals, and overhead street name signs.

- *Steveston Highway Multi-Use Pathway – Phase 2*: westward extension of a two-way off-street paved 2.5-3.0 m wide pathway for pedestrians and cyclists on the south side of Steveston Highway between Mortfield Gate and No. 2 Road where currently there are discontinuous pedestrian facilities. This application is Year 1 of a 2-year accrual (i.e., the City will also apply to TransLink in 2021 for the same project in order to achieve a minimum of 50% external funding). A future phase will extend the pathway westward to Railway Avenue to link to the Railway Greenway.

Bicycle Infrastructure Capital Cost-Sharing (BICCS) Program

For 2020, TransLink's allocation for Richmond is $868,000 (increase from $782,000 in 2019) and the City can apply for up to $600,000 per project from the competitive-based component. The City proposes to submit the following project for consideration for the allocated component (see Attachment 2):

- *Steveston Highway Multi-Use Pathway*: as described above for the MRNB Program.

The City also proposes to submit the following projects for consideration for the competitive component (see Attachment 2 for locations):

- *Steveston Highway Multi-Use Pathway*: as described above for the MRNB Program.
- *Shell Road Multi-Use Pathway*: reconstruction of the existing pathway on the east side between Alderbridge Way and the Highway 99 overpass is required due to extensive asphalt failing (e.g., root damage). The new pathway will include pedestrian lighting.

Walking Infrastructure to Transit (WITT) Program

For 2020, TransLink's allocation for Richmond is $305,000 (increase from $272,000 in 2019). The City proposes to submit the following projects for consideration for the allocated component (see Attachment 2 for locations):

- *Westminster Highway Walkway*: construction of a 1.5m wide pedestrian walkway on the north side from Muir Drive to the existing sidewalk approximately 90 metres to the east to improve access to the bus stops at Westminster Highway-Highway 91.
- *Cambie Road-No. 5 Road Intersection Upgrade*: widened sidewalks to create multi-use pathways (two-way pedestrian and one-way cyclist) on all four legs and improve access to the bus stops on Cambie Road.

Transit-Related Road Infrastructure Program (TRRIP)

For 2020, TRRIP has a total of $1.0 million available for the entire program (same as 2019); the City's submission is for $100,000. Projects proposed to be submitted by the City for cost-sharing under the 2020 TRRIP are:

- *Bus Stop Upgrades*: continued retrofits to various existing bus stops to provide for universal accessibility (i.e., installation of a landing pad and/or connecting sidewalk for wheelchair users) and construction of connecting pathways to provide access to/from the bus stop. The exact bus stop locations for these upgrades will be determined through feedback from transit users and consultation with Richmond Centre for Disability.

As of July 2019, Richmond has 721 active bus stops, of which 579 (80.3%) are accessible. Staff anticipate that approximately 10-15 locations will be upgraded with the proposed project in 2020.

Additional TRRIP projects may be identified for submission to TransLink prior to its annual program deadline (e.g., installation of traffic signal advance left-turn arrows at selected intersections to facilitate turning movements for buses in order to increase service reliability).

Bus Speed and Reliability (BSR) Program

For 2020, the BSR Program has approximately $4.2 million (slightly higher than 2019) with all funding available on a competitive basis. Projects proposed to be submitted by the City for cost-sharing under the 2020 BSR Program will be presented in a future report in Q4 2019 following

the receipt of detailed data from TransLink regarding "hot spot" locations in Richmond where buses are experiencing travel delays.

Requested Funding and Estimated Project Costs

The total requested funding for the above 2020 submissions to TransLink's capital cost-sharing programs is $4,172,250 (Table 1), which will support projects with a total estimated cost of $10,049,000 (Table 2).

Table 1: Projects to be Submitted to 2020 TransLink Cost-Share Programs

Project	TransLink Funding Sources					Total TransLink Funding(1)
	MRNB-Alloc.	BICCS-Alloc.	BICCS-Comp.	WITT-Alloc.	TRRIP	
Collision Prone Intersections on MRN – Short-Term Improvements	$104,000	-	-	-	-	$104,000
Cambie Road-No. 5 Road Intersection Upgrades	$1,170,000	-	-	$210,000	-	$1,380,000
Steveston Hwy (No. 2 Road-Mortfield Gate): Phase 2 of multi-use path	$507,000	$868,000	$600,000	-	-	$1,975,000
Shell Road (Alderbridge Way-Hwy 99 Overpass): reconstruct multi-use path	-	-	$518,250	-	-	$518,250
Westminster Hwy (Muir Dr-90 m east): walkway	-	-	-	$95,000	-	$95,000
Accessibility upgrades to various existing bus stops	-	-	-	-	$100,000	$100,000
Total	**$1,781,000**	**$868,000**	**$1,118,250**	**$305,000**	**$100,000**	**$4,172,250**

(1) The amounts shown represent the maximum funding contribution to be requested from TransLink based on the City's cost estimate for the project. The actual amount invoiced to TransLink follows project completion and is based on incurred costs.

Table 2: City Funding for Projects to be Submitted to 2020 TransLink Cost-Share Programs

Project	Total Requested TransLink Funding	Proposed City Portion & Funding Source(2)	Est. Total Project Cost
Collision Prone Intersections on MRN – Short-Term Improvements	$104,000	$104,000 2020 Capital Program	$208,000
Cambie Road-No. 5 Road Intersection Upgrades	$1,380,000	$1,380,000 2020 Capital Program	$2,760,000
Steveston Hwy (No. 2 Road-Mortfield Gate): Phase 2 of multi-use path	$1,975,000 (Year 1 Accrual) Note: $1,025,000 to be future submission	$3,000,000 2020 Capital Program	$6,000,000
Shell Road (Alderbridge Way-Hwy 99 Overpass): reconstruct multi-use path	$518,250	$172,750 2020 Public Works Minor Capital-Roads	$691,000
Westminster Hwy (Muir Dr-90 m east): walkway	$95,000	$95,000 2020 Neighbourhood Walkway Program	$190,000
Accessibility upgrades to various existing bus stops	$100,000	$100,000 2020 Transit-Related Road Infrastructure Program	$200,000
Total	**$4,172,250**	**$4,851,750**	**$10,049,000**

(2) The City's portions of the costs of the projects will be considered during the 2020 Capital Budget process.

Should the submissions be successful, the City would enter into funding agreements with TransLink. The agreements are standard form agreements provided by TransLink and include an

indemnity and release in favour of TransLink. Staff recommend that the Chief Administrative Officer and General Manager, Planning and Development be authorized to execute the agreements and the information will be considered in the 2020 Capital Budget process.

Financial Impact

The City's portions of the costs of the proposed project applications will be considered during the 2020 Capital Budget process. All projects have operating budget impacts that will be incorporated as part of the upcoming annual budget process.

Conclusion

A number of road, pedestrian and bicycle route improvement projects are proposed for submission to TransLink's various cost-sharing programs for 2020 that will support Council's Strategic Plan for 2018-2022 with respect to "Strategic and Well-Planned Growth" as well as the goals of a number of City plans and strategies including the Official Community Plan, the Community Energy Emissions Plan and the Community Wellness Strategy.

The proposed projects capitalize on the expanded external cost-share funding available from TransLink as part of the implementation of Phases One and Two of its 10-Year Investment Plan. In addition to maximizing external funding in implementing local transportation improvements, significant benefits for those using sustainable travel modes in terms of new infrastructure that provides safety and accessibility enhancements will also be achieved should these projects be approved by TransLink and Council.

Joan Caravan
Transportation Planner
(604-276-4035)
JC:jc

Fred Lin, P.Eng., PTOE
Senior Transportation Engineer
(604-24-4627)

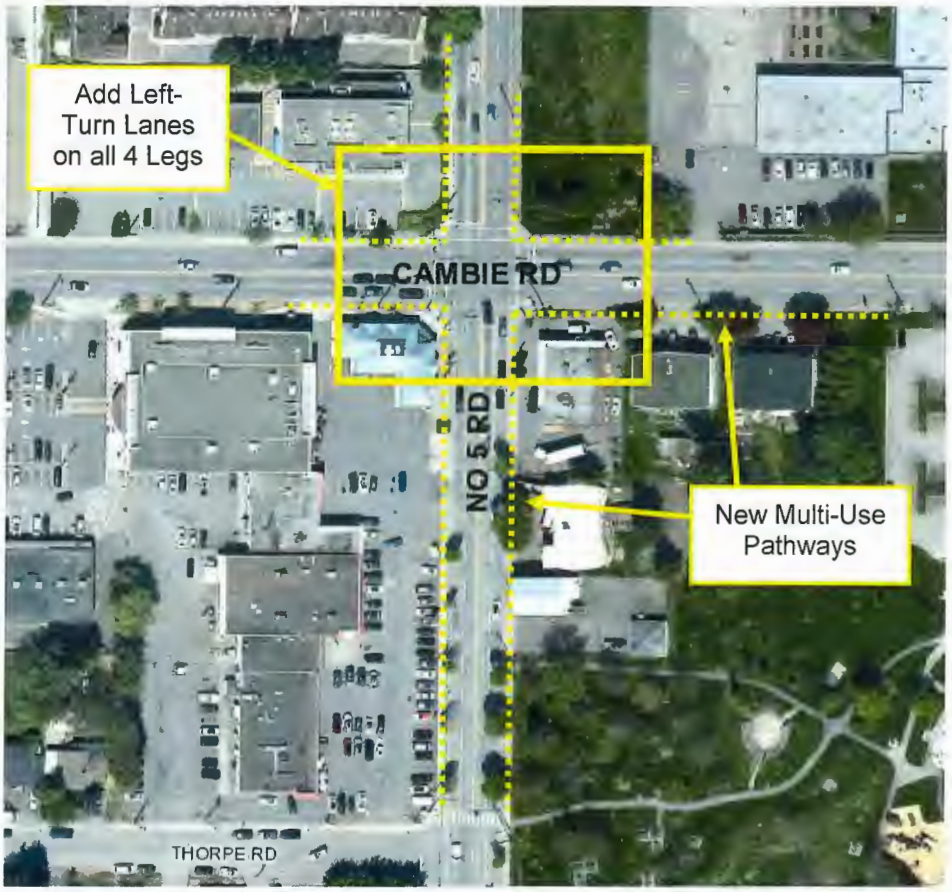
Att. 1: Projects to Receive Funding from 2019 TransLink Cost-Share Programs
Att. 2: Locations of Proposed 2020 Cost-Share Projects

Projects to Receive Funding from 2019 TransLink Cost-Share Programs

Project	TransLink Funding				Estimated City Funding	Estimated Total Project Cost
	MRNB-Allocated	BICCS-Allocated	BICCS-Competitive	WITT Allocated		
Alderbridge Way (Shell Rd-No. 4 Rd): MUP	$600,000	-	-	-	$600,000	$1,200,000
Railway Greenway Intersection Upgrades	-	$168,750	-	$112,500	$168,750	$450,000
Steveston Hwy (Shell Rd-Mortfield Gate): MUP	$489,000	$321,000	$600,000	-	$590,000	$2,000,000
Garden City Rd (Lansdowne Rd-Westminster Hwy): MUP	$500,000	-	-	-	$500,000	$1,000,000
Westminster Hwy (Smith Cr-Fraserside Gate): MUP	-	$42,250	$287,750	$159,500	$610,500	$1,100,000
No. 6 Road (Cambie Rd-Bridgeport Rd): MUP	-	$250,000	-	-	$250,000	$500,000
Subtotal	**$1,589,000**	**$782,000**	**$887,750**	**$272,000**	**$2,719,250**	**$6,250,000**
Project	**TransLink Funding**				**Estimated City Funding**	**Estimated Total Project Cost**
	WITT Competitive	**TRRIP**	**Bus Speed & Reliability**	**MRN Structures**		
Charles St (Sexsmith Rd-Bridgeport Station entrance): MUP	$193,340	-	-	-	$156,660	$350,000
Various Bus Stops: Upgrade to Accessible	-	$100,000	-	-	$100,000	$200,000
Bridgeport Station: Transit Operations	-	-	$30,000	-	$-	$30,000
Steveston Hwy at Highway 99: Transit Operations	-	-	$30,000	-	$-	$30,000
Westminster Hwy at Garden City Rd: Transit Operations	-	-	$15,000	-	$-	$15,000
Cambie Rd Overpass at Knight Street	-	-	-	$677,500	$677,500	$1,355,000
Subtotal	**$193,340**	**$100,000**	**$75,000**	**$677,500**	**$934,160**	**$1,980,000**
Total				**$4,576,590 (55.6%)**	**$3,653,410 (44.4%)**	**$8,230,000**

Note: The amounts shown represent the maximum funding contribution to be requested from TransLink based on the City's cost estimate for the project. The actual amount invoiced to TransLink follows project completion and is based on incurred costs.

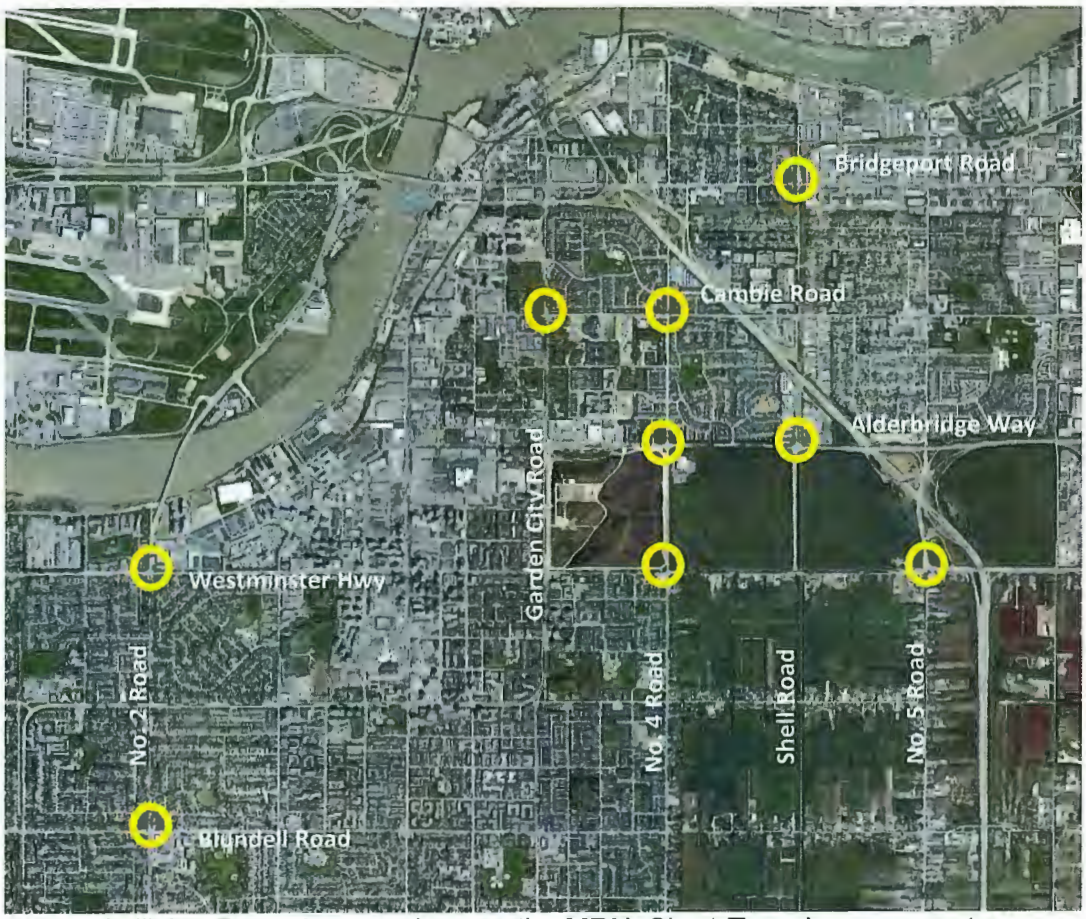
Proposed 2020 MRNB, BICCS and WITT Program Projects



Cambie Road-No. 5 Road: Intersection Upgrade

Steveston Highway (No. 2 Road-Mortfield Gate): Phase 2 - Multi-Use Pathway (MUP)

Proposed 2020 MRNB, BICCS and WITT Program Projects



Collision Prone Intersections on the MRN: Short-Term Improvements

Shell Road Multi-Use Pathway: Alderbridge Way-Highway 99 Overpass

Proposed 2020 MRNB, BICCS and WITT Program Projects

Westminster Highway (Muir Drive-90 m east): Walkway

City of Richmond

Report to Committee

To:	Public Works and Transportation Committee	**Date:**	September 24, 2019
From:	Suzanne Bycraft Manager, Fleet and Environmental Programs	**File:**	10-6370-01/2019-Vol 01
Re:	**Award of Contract 6509P – Mattress and Upholstered Furniture Recycling Services**		

Staff Recommendation

That Contract 6509P – Mattress and Upholstered Furniture Recycling Services be awarded to Canadian Mattress Recycling Inc. at an estimated total contract value of $1,029,185 over a maximum five-year term and the Chief Administrative Officer and General Manager, Engineering & Public Works be authorized to negotiate and execute a service contract with Canadian Mattress Recycling Inc. incorporating the key terms outlined in the staff report dated September 24, 2019.

Suzanne Bycraft
Manager, Fleet and Environmental Programs
(604-233-3338)

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Purchasing	☑	
Law	☑	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	**INITIALS:** CJ	**APPROVED BY CAO**

Staff Report

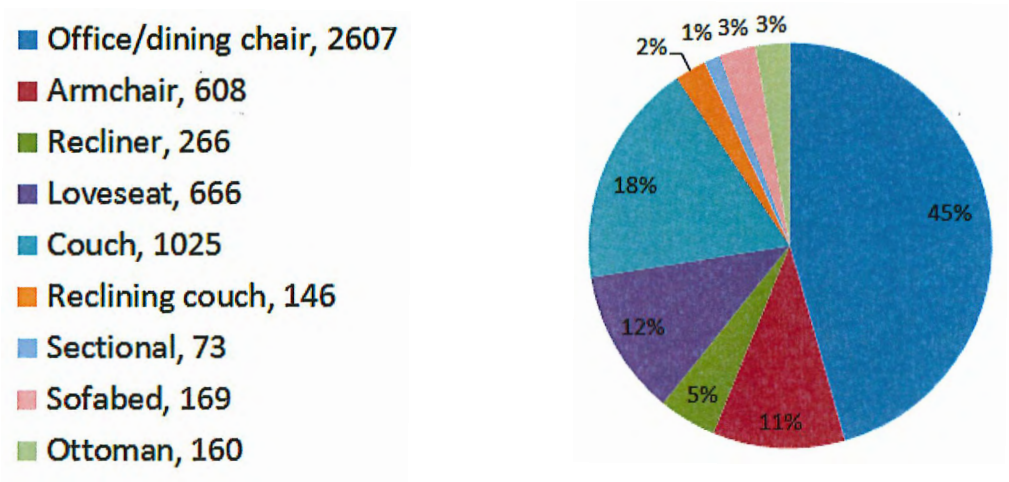
Origin

As a component of its comprehensive recycling program, the City provides services to collect mattresses and furniture items through its Large Item Pick Up program. Effective January 1, 2019, upholstered furniture items are also accepted for drop off at the City's Recycling Depot. To ensure these materials are handled appropriately for recycling and residual materials management, processing services are required. To engage a qualified service provider, a procurement process was undertaken via request for proposals 6509P – Mattress and Upholstered Furniture Recycling Services.

The scope of materials for this proposal include mattresses, box springs, and upholstered furniture items such as office or dining chairs, armchairs, recliners, loveseats, couches, reclining couches, sectionals, sofabeds and ottomans. Materials are currently transported by City contracted waste collection service providers to Canadian Mattress Recycling's facility on Annacis Island.

Over 3,000 mattresses are collected annually through these service programs. Upholstered furniture items were added for recycling in January, 2019 and to date, over 5,700 items have been collected, comprised primarily of office/dining chairs, followed by couches and loveseats, as shown in Figure 1.

Figure 1: Quantities of Upholstered Furniture Recycled by Type (January to August 2019)



This report presents the results of this request for proposals and recommends award of the contract to Canadian Mattress Recycling Inc.

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

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

2.2 Policies and practices support Richmond's sustainability goals.

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

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

5.3 Decision-making focuses on sustainability and considers circular economic principles.

Analysis

Request for Proposals 6509P – Mattress and Upholstered Furniture Recycling Services

The above referenced request for proposals was posted to BC Bid on June 21, 2019 and closed on July 18, 2019. There were three respondents, as follows:

		Respondents' Pricing Based on Maximum 5 Year Available Term	
	Bidder	**Total Tendered Amount (material processing only)**	**Including Additional City Costs (estimated temporary storage and/or transportation costs)**
1.	Canadian Mattress Recycling Inc. 140 – 715 Eaton Way, Delta, B.C.	$1,029,185	$1,138,737
2.	JW Recycle IT Inc. 13662 104A Avenue, Surrey, B.C	$1,515,450	$3,268,410
3.	Pacific Mattress Recycling Inc. 1046 4th Avenue, Hope, B.C.	$610,584	$2,248,584

The "Additional City Costs" includes those estimated additional costs the City would incur to store and/or transport the mattress/furniture items to the bidder's processing site location.

The proposal submitted by Canadian Mattress Recycling Inc. represents best value and is therefore recommended for award. Canadian Mattress Recycling Inc. holds a valid Solid Waste and Recyclable Material Facility regulatory license issued by Metro Vancouver. Canadian Mattress Recycling Inc.'s proposal also detailed the recycling and reuse approaches they will undertake as part of the contract. These are discussed in Attachment 1.

The proposal by Pacific Mattress is the lowest for the material processing/recycling component only, but is more costly due to the required temporary storage and transportation costs to their facility in Hope, B.C. In addition, the submission by Pacific Mattress was limited in scope (i.e. office/dining style chairs, ottomans, sofa beds, recliners, sectionals, etc. not accepted) and is therefore not suitable for the range of furniture items currently collected through the City's programs.

The key terms of the service contract will include:

1. Services: Processing and recycling of in-scope mattresses, box springs and upholstered furniture which includes evaluation of materials for the purpose of donation or reuse.

2. Term: The term of the contract is three years, renewable up to two additional one-year terms, for a total of five years.

3. Unit price contract: Costs are based on a per unit amount as tendered for recycling of mattresses, box springs and upholstered furniture. Total value will vary based on the total number of items collected and received through the City's recycling service programs.

4. Escalation: Provisions to be negotiated at amounts not to exceed the annual consumer price index for Vancouver for the prior year.

5. Transportation: The City will deliver materials direct to the Contractor and unload materials at the recycling facility. Transportation costs to be borne by the City.

6. Reporting: Contractor to provide monthly diversion report which includes quantities and tonnage for items recycled or donated.

Financial Impact

The total value of this contract over the maximum available five-year term is estimated at $1,029,185. This is a unit price contract that is dependent on the total number of items collected and received through the City's recycling service programs, therefore amounts will vary.

Required funding amounts for the recycling processing services under this contract are included in the annual Sanitation and Recycling Utility budget and rates.

Conclusion

This report presents the results of a competitive procurement under 6509P – Mattress and Upholstered Furniture Recycling Services. It is recommended that the contract be awarded to Canadian Mattress Recycling Inc. at the unit rates quoted for a maximum five-year term commencing November 2, 2019 and the Chief Administrative Officer and General Manager, Engineering & Public Works be authorized to negotiate and execute a service contract with Canadian Mattress Recycling Inc. based on the key terms as outlined.

Suzanne Bycraft
Manager, Fleet and Environmental Programs
(604-233-3338)

Attachment 1

Canadian Mattress Recycling Inc. - Proposed Recycling/Reuse Approaches

To promote circular economy principles, the request for proposals included a component for donation or reuse of mattresses, box springs or furniture and reporting that includes the quantities and weights for items donated to charities. The recommended respondent, Canadian Mattress Recycling Inc., proposes to donate furniture in excellent condition to charities such as Habitat for Humanity, Lookout Society or Mennonite Central Committee (MCC) Thrift Store.

For those items that cannot be donated, Canadian Mattress Recycling Inc. has a process to dismantle the items and make the salvaged materials available to the general public at no charge or by charitable donation. Canadian Mattress Recycling Inc. identified that they raise $5,000-$8,000 each year for charity through this approach.

Reuse Approaches:

The materials which are shared with the public for up-cycling and reuse include:

- Coir/coconut fibre mats – used for erosion/weed control, pathways, etc.
- PE plastic foam sheets – used for insulating sheds, coops, basements, etc.
- Wood from box springs – used for fences, sheds, benches, firewood, etc.
- Leather/fake leather – used for arts and crafts projects, seat repairs, etc.
- Polyester filling – used for stuffing
- Furniture cushion covers – laundered and re-stuffed with polyester filling for floor cushions, pet beds, etc.
- Furniture legs

Recycling Approaches:

Detailed information was also provided by Canadian Mattress Recycling Inc. regarding the recycling process and the commercial end-use for the recyclable components:

- Metal – shipped to ABC Recycling (Burnaby)
- Foam and quilting – shipped to carpet underlay manufacturers
- Plastic and cardboard bales – shipped to Merlin Plastics (New Westminster)
- Wood – taken by local wood processors who shred it for hog-fuel
- Pocketcoil inners – melted at Covanta waste-to-energy facility (Burnaby) where the thin fabric is incinerated, leaving behind metal springs for recycling
- Cotton – shipped overseas
- Residual waste – compacted and disposed at Covanta (Burnaby)

City of Richmond

Report to Committee

To:	Public Works and Transportation Committee	**Date:**	October 9, 2019
From:	Suzanne Bycraft Manager – Fleet & Environmental Programs	**File:**	02-0780-01/CL Vol. 02
Re:	**Award of Contract 6503P - EV Charging Infrastructure and Management Provider**		

Staff Recommendation

That Contract 6503P – Electric Vehicle Charging Infrastructure and Management Provider be awarded to Forseeson Technology for a five-year term for an estimated total value of $1,506,322, and the Chief Administrative Officer and Acting General Manager, Engineering & Public Works be authorized to negotiate and execute a service contract with Forseeson Technology incorporating the key terms outlined in the staff report dated October 9, 2019.

Suzanne Bycraft
Manager, Fleet & Environmental Programs
(604-233-3338)

REPORT CONCURRENCE		
ROUTED TO:	**CONCURRENCE**	**CONCURRENCE OF GENERAL MANAGER**
Purchasing	☑	
Law	☑	
Sustainability	☑	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	**INITIALS:**	**APPROVED BY CAO**

6282527

Staff Report

Origin

The City has installed eighteen level two electric vehicle charging stations for designated public and corporate vehicle fleet use. These stations provide a total of thirty two charging points. A detailed list of current City-provided charging station locations is provided in Attachment 1.

The City also continues to add charging infrastructure capacity to promote expanded community adoption as well as replace its corporate fleet with electric vehicles where feasible to align with mandated vehicle emission reduction targets under the Community Energy and Emissions and Green Fleet Action plans. A list of approved and future planned stations for installation is detailed in Attachment 2.

To maintain and replace existing stations at the end of their useful life and to install approved and future planned installations as the electric vehicle market transition expands, Contract 6503P – Electric Vehicle Charging Infrastructure and Management Provider was issued to the marketplace. This report presents a summary of the bids received and recommends award of the contract to Foreseeson Technology.

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

> *Environmentally conscious decision-making that demonstrates leadership in implementing innovative, sustainable practices and supports the City's unique biodiversity and island ecology.*
>
> *2.2 Policies and practices support Richmond's sustainability goals.*

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

> *Leadership in effective and sustainable growth that supports Richmond's physical and social needs.*
>
> *6.2 "Green" and circular economic growth and practices are emphasized.*

Analysis

Contract 6503P – Electric Vehicle Charging Infrastructure and Management Provider was issued to the marketplace on May 2, 2019 and closed on May 30, 2019. The scope of this contract includes:

- *Hardware Costs*: includes physical components such as the provision of stations and cable management;
- *Installation Costs*: includes installation and activation;
- *Operating Costs*: includes subscription data management services which allows for use to be measured and reported. This service also allows for fees to be charged to users,

should Council wish to exercise this option. This component of the work includes design and construction management support on an hourly basis, if required.

The proposal is structured for a five year term, with the option to renew for a further five years, at the mutual agreement of the parties. As this is a unit price contract, the number of total projected charging station installations in the initial five-year term was estimated at 112 stations to provide an order of magnitude for the service demand.

There were four respondents; however, not all were able to provide the full scope of services requested as noted in Table 1.

Table 1: Contract 6503P - EV Charging Infrastructure and Management Provider Summary of Responses

Description	Respondents Quoted Pricing Based on Approximately 112 Stations (Over Initial 5 Year Term)			
	Foreseeson Technology	RAM	Flo	Charge Lab
Hardware Costs	$1,028,962	$1,174,142	$909,811	$2,124,140
Installation/Activation Costs	$71,500	Did not bid	Did not bid	$822,400
Existing Software Subscription Fees	$35,420	$22,490	Did not bid	Did not bid
Planned and Future Software Subscription Fees	$295,440	$296,955	$186,750	$188,955
Engineering, Design, Consultation, & Construction Fees	$75,000	$72,000	Did not bid	$55,000
Total Estimated Over 5 Years	**$1,506,322**	**Incomplete**	**Incomplete**	**Incomplete**

Foreseeson Technology is the only responsive and responsible bidder that met all the requirements identified in 6503P and provided competitive rates in each cost category, and therefore is recommended for this contract award. Foreseeson Technology provides Chargepoint stations, which is consistent with that currently used at various locations. The consistent station type offered under this proposal supports more efficient administration due to consistency in parts and station management subscription services. Staff note that the City has past experience with Foreseeson Technology, and their services and performance have provided good value to the City.

Key terms of the service contract will include:

1. Services: hardware including provision of charging stations, including installation, activation and maintenance. Engineering design, consultation and construction fees are also included. Ongoing operating costs including software services such as data and network operational management services, warranty integration, monitoring and system support.

2. Subscription/Monitoring: Service provider to provide ongoing station monitoring and data reporting to the City, including usage, transactions information, etc.

3. Term: Five year term, plus a five-year renewal term at the mutual agreement of the parties. Should the five-year renewal term be desired, staff will report back to seek Council approval for the extension.

4. Unit price contract: Costs are based on a per unit amount as tendered for hardware, software and engineering costs, therefore total value will vary based on the actual number of stations installed/replaced, etc.

5. Cost Escalation: Provisions and structure to be included.

Financial Impact

The estimated total value of work to be awarded under this contract over the 5 year term is $1,506,322. This is a unit price contract and is based on installing and operating a maximum of 112 stations over the five-year contract term. Costs will vary depending on the actual number of units installed.

Funding for the hardware and operating costs associated with this service contract would be accommodated through previously approved capital projects and future capital and operating budgets. The award of this contract will allow staff to immediately implement installations of approved projects including: Level 2 corporate fleet charging stations at the Annex, Level 2 and Level 3 installations at City Hall and the Richmond Olympic Oval, King George Park and the Richmond Ice Centre.

Future charging stations and the associated capital and operating costs will only advance with subsequent Council approval.

The costs presented with this report are reflective of total potential costs for the purposes of transparency in administering the proposal award to allow for additional stations, as they are approved for installation and activation. To manage operating, capital and staffing costs for publicly-accessible chargers, staff are under direction to bring forward a bylaw for collecting parking fees for dedicated parking stalls offering EV charging. Bylaw changes are forthcoming to the December Public Works and Transportation Committee meeting for consideration. Costs for fleet-specific chargers are anticipated to be recovered through adjustments to the fleet operating budget described in a forthcoming capital request.

As the infrastructure for the electric vehicle charging stations expands, additional resources will be required to manage various aspects including installation coordination, maintenance, repairs, data analytics, electrical capacity needs assessments, station damage investigation/replacement issues, etc. Resource needs will be identified and included through the annual budget process.

Conclusion

This report presents the proposal bid summary results for Contract 6503P – Electric Vehicle Charging Infrastructure and Management Provider. It is recommended this contract be awarded to Foreseeson Technology, at the unit rates quoted, for a five-year term, with the option to renew for an additional five-year term with Council approval, and the Chief Administrative Officer and

General Manager – Engineering and Public Works be authorized to negotiate and execute a service contract with Foreseeson Technology based on the key terms as outlined.

Suzanne Bycraft
Manager, Fleet & Environmental Programs
(604-233-3338)

Attachment 1

Existing Level 2 EV Charging Stations for Public and Fleet Vehicles

Station Name	Address	No. of Stations	No. of Ports	Public Use	Fleet Use	Activation Date/s
Public Use – Charging Stations						
City Hall	6911 No. 3 Rd	1	2	✓		03/2013
Firehall 1	6960 Gilbert Rd	1	2	✓		09/2018
Thompson CC	5151 Granville Ave	1	2	✓		03/2013
Steveston CC	4111 Moncton St	1	2	✓		03/2013
Cambie CC	12800 Cambie Rd	1	2	✓		03/2013
Minoru Centre for Active Living	7191 Granville Ave	2	4	✓		10/2019
TOTAL		**7**	**14**			
Corporate Fleet – Charging Stations						
City Hall Underground	6911 No 3 Rd	2	2		✓	11/2017
City Hall Annex	6900 Minoru Blvd	4	8		✓	03/2015 01/2019
Works Yard	5599 Lynas Ln	3	6		✓	03/2013 03/2015 01/2019
RCMP Charger	11411 No. 5 Rd	2	2		✓	07/2017 07/2018
TOTAL		**11**	**18**			
GRAND TOTAL		**18**	**32**			

Current industry average expected lifecycle of these electric vehicle charging stations is 10 years.

To date, the City has approximately 14 battery electric (BEV) and 9 plug in hybrid electric (PHEV) vehicles in its corporate fleet and is continually evaluating additional opportunities for replacing existing fuel-powered vehicles with electric vehicles as the industry evolves. During the first quarter of 2019, 2,718 EVs were bought in BC. Zero-emission vehicles (mostly EVs), accounted for 6% of all passenger car sales in BC. Sales of EVs increased significantly with the introduction of new federal incentives in the second quarter of 2019, jumping to 6,582. EVs are now estimated to make up over 1% of the total passenger car fleet within Metro Vancouver. It is estimated that there are approximately 1,039 electric vehicles used in Richmond (as of the end of 2018).

Attachment 2

Approved & Planned Future Stations for Public Use

Station Location	Address	No. of Stations	No. of Ports	Type of Station	
				Level 2	Level 3
Approved Stations (2017 Capital Budget - CE000025)					
City Hall	6911 No. 3 Rd	1	1		✓
City Hall	6911 No. 3 Rd	1	2	✓	
Richmond Oval	6111 River Rd	1	1		✓
Richmond Oval	6111 River Rd	1	2	✓	
Future Planned Stations					
King George Park[4]	4100 No 5 Rd	1	1		✓
King George Park[4]	4100 No 5 Rd	1	2	✓	
Richmond Ice Centre[4]	14140 Triangle Rd	1	1		✓
Richmond Ice Centre[4]	14140 Triangle Rd	1	2	✓	
Steveston Tennis Courts[5]	4151 Chatham St	1	2	✓	
West Richmond Community Centre[5]	9180 No 1 Rd	2	4	✓	
Britannia Heritage Ship Yards[5]	5180 Westwater Dr	2	4	✓	
Garden City Park	6620 Garden City Rd	1	2	✓	
Minoru Park (Arenas)[5]	7551 Minoru Gate		2	✓	
South Arm Community Centre[5]	8880 Williams Rd	1	2	✓	
Blundell Park[5]	6468 Blundell Rd	1	2	✓	
Hamilton Community Centre[5]	5140 Smith Dr	1	2	✓	
TOTAL		**17**	**32**		

[4]Matching funding ($300,000) approved from Natural Resources Canada Electric Vehicle and Alternative Fuel Infrastructure Deployment Initiative (July 11, 2019).
[5]September 09, 2019 Council approved $700,000 funding toward these stations. $100,000 funding application to Natural Resources Canada Electric Vehicle and Alternative Fuel Infrastructure Deployment Initiative to be submitted.

Approved Future Stations for Fleet Use

Station Location	Address	No. of Stations	No. of Ports	Type of Station	
				Level 2	Level 3
Approved Stations (2019 Capital Budget - CV00012)					
City Hall Annex	6900 Minoru Blvd	13	26	✓	

Note: Power Supply for Planned/Future Stations

A key challenge with selecting potential sites relates to power supply capacity concerns. For example, the City Works Yard site has reached maximum power capacity and additional charging stations cannot be added without appropriate expenditures to expand the electrical supply (to be included for consideration in the 2020 capital budget submission). The stations listed above have been selected, in part, based on sufficient power supply currently being available for the noted station infrastructure. Approved stations are those which have approved funding sources currently in place; whereas future planned stations include those where funding from federal grant programs has either been received or is in the application process.

Indemnification Bylaw No. 9911

The Council of the City of Richmond enacts as follows:

PART ONE: DEFINITIONS

1.1 In this bylaw:

City means the City of Richmond;

Community Charter means the *Community Charter* [SBC 2003] c. 26, as amended;

Council means council of the **City**;

Local Government Act means the *Local Government Act* [RSBC 2015] c. 1, as amended;

Municipal Official means:

(a) a current or former member of **Council**;

(b) a current or former officer of the **City**;

(c) a current or former employee of the **City**;

(d) a member of a **City** commission established under section 143 of the **Community Charter**;

(e) a member of the **City's** library board;

(f) a member of a **City** advisory planning commission under section 461 of the **Local Government Act**;

(g) a member of a **City** board of variance under Division 15 of Part 14 of the **Local Government Act**;

(h) an officer or employee of the **City's** library board;

(i) a volunteer firefighter or a special constable;

(j) a volunteer who participates in the delivery of services by the **City** or a body referred to in paragraphs (d) to (g) above under the supervision of an officer or employee of the **City** or such body; or

(k) a member of a **City** standing or select committee who is not also a member of **Council;** and

Public Inquiry Act means the *Public Inquiry Act* [SBC 2007] c. 9.

PART TWO: INDEMNIFICATION

2.1 Subject to section 2.2, the **City** will indemnify a **Municipal Official** from and against amounts required or incurred by the **Municipal Official**:

(a) to defend an action or prosecution brought against the **Municipal Official** in connection with the exercise or intended exercise of the **Municipal Official's** powers or the performance or intended performance of the **Municipal Official's** duties or functions;

(b) to satisfy a judgment, award or penalty imposed in an action or prosecution referred to in section (a); or

(c) in relation to an inquiry under the **Public Inquiry Act**, or to another proceeding, that involves the administration of the **City** or the conduct of the **City's** business.

2.2 The **City** will not indemnify a **Municipal Official** pursuant to this Bylaw in respect to a fine imposed as a result of a **Municipal Official** being convicted an offence that is not a strict or absolute liability offence.

2.3 The **City** will not seek indemnity against a **Municipal Official** in respect of any conduct of the **Municipal Official** that results in a claim for damages against the **City,** unless a court makes a finding that the **Municipal Official** has been guilty of dishonesty, gross negligence or malicious or wilful misconduct.

PART THREE: SEVERABILITY AND REFERENCE TO OTHER ACTS

3.1 If any section, sub-section, clause or sub-clause of this bylaw is, for any reason, held to be invalid by a decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this bylaw.

3.2 Any reference to another enactment in this bylaw is a reference to the other enactment as amended or replaced, whether amended or replaced before or after the adoption of this bylaw.

PART FOUR: REPEAL AND CITATION

4.1 Bylaw No. 4896 is hereby repealed.

4.2 This bylaw may be cited as **"Indemnification Bylaw No. 9911"**.

FIRST READING	OCT 15 2019
SECOND READING	OCT 15 2019
THIRD READING	OCT 15 2019
ADOPTED	

CITY OF RICHMOND
APPROVED for content by originating dept.
CJ
APPROVED for legality by Solicitor
AC

MAYOR

CORPORATE OFFICER

5928448

City of Richmond

Bylaw 10100

City Centre District Energy Utility Bylaw No. 9895 Amendment Bylaw No. 10100

The Council of the City of Richmond enacts as follows:

1. The **City Centre District Energy Utility Bylaw No. 9895** is further amended:

   (a) by deleting Schedule A (Boundaries of Service Area) in its entirety and replacing it with a new Schedule A attached as Schedule A to this Amendment Bylaw; and

   (b) by deleting Schedule E (Energy Generation Plant Designated Properties) in its entirety and replacing it with a new Schedule E attached as Schedule B to this Amendment Bylaw.

2. This Bylaw is cited as "**City Centre District Energy Utility Bylaw No. 9895, Amendment Bylaw No. 10100**".

FIRST READING	OCT 15 2019
SECOND READING	OCT 15 2019
THIRD READING	OCT 15 2019
ADOPTED	

CITY OF RICHMOND
APPROVED for content by originating dept
APPROVED for legality by Solicitor
BRB

MAYOR

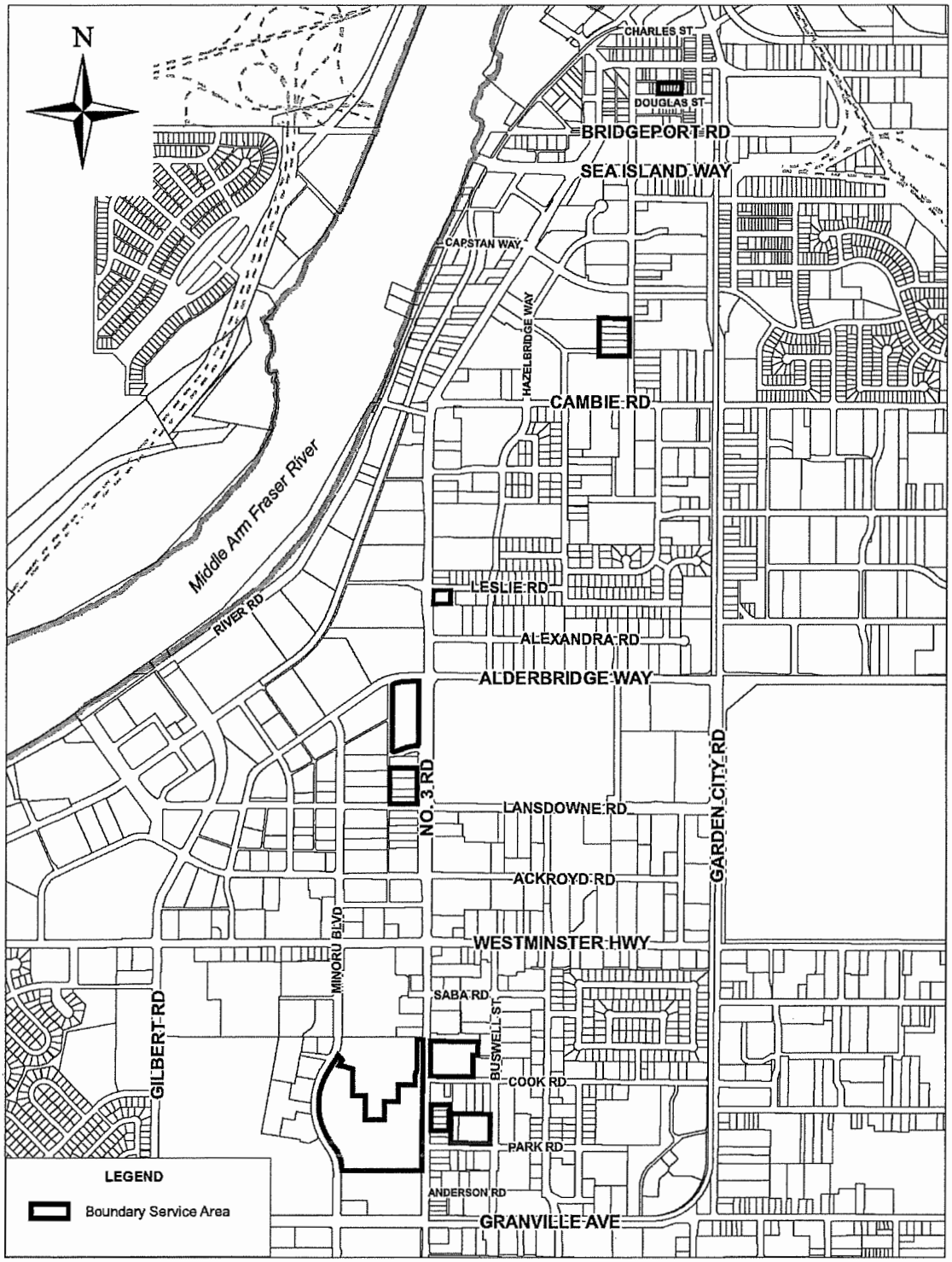
CORPORATE OFFICER

6285447

Schedule A to Amendment Bylaw No. 10100

SCHEDULE A to BYLAW NO. 9895

Boundaries of Service Area

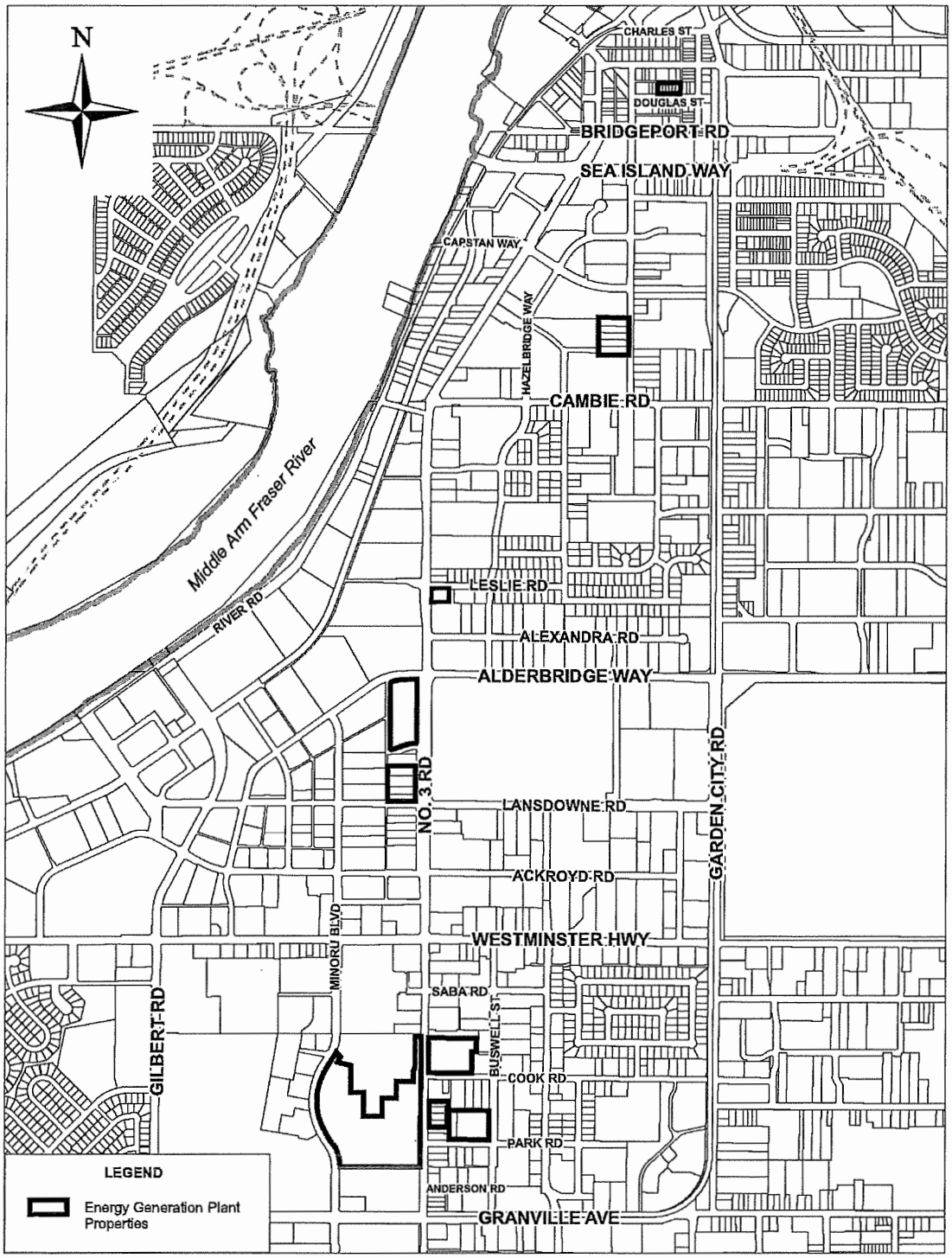


6285447

Schedule B to Amendment Bylaw No. 10100

SCHEDULE E to BYLAW NO. 9895

Energy Generation Plant Designated Properties



6285447

City of Richmond

Bylaw 9852

Richmond Zoning Bylaw 8500
Amendment Bylaw 9852 (RZ 17-774722)
3991/3993 Lockhart Road

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

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

   P.I.D. 003-553-591
   Lot 472 Section 15 Block 4 North Range 7 West New Westminster District Plan 52229

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9852".**

FIRST READING	APR 2 3 2018
A PUBLIC HEARING WAS HELD ON	MAY 2 2 2018
SECOND READING	MAY 2 2 2018
THIRD READING	MAY 2 2 2018
OTHER CONDITIONS SATISFIED	OCT 1 6 2019
ADOPTED	

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor
BK

MAYOR

CORPORATE OFFICER

5781649

City of Richmond

RZ 17-774722

Original Date: 06/26/17

Revision Date:

Note: Dimensions are in METRES

City of Richmond

Minutes

Regular Council meeting for Public Hearings
Monday, October 21, 2019

Place:	Council Chambers Richmond City Hall
Present:	Mayor Malcolm D. Brodie, Chair Councillor Chak Au Councillor Carol Day Councillor Kelly Greene Councillor Alexa Loo Councillor Bill McNulty Councillor Linda McPhail Councillor Harold Steves Councillor Michael Wolfe Claudia Jesson, Corporate Officer
Call to Order:	Mayor Brodie opened the proceedings at 7:00 p.m.

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9940 (RZ 18-824565)**
(Location: 12700 and 12800 Rice Mill Road, 12280 and 12300 No. 5 Road; Applicant: SNC Lavalin Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

Brendan Coyle, BC Ferry Services Inc. (Schedule 1)

Submissions from the floor:

None.

PH19/10-1 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9940 be given second and third readings.

The question on the motion was not called as discussion ensued and concerns were expressed regarding the application and the potential loss of environmentally sensitive areas.

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

2. **OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 10006 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9999 (RZ 18-807620)**
(Location: 9080, 9086, 9100, 9180 Odlin Road and 4420, 4440 Garden City Road; Applicant: GBL Architects)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

(a) Shannon Clark, 9199 Tomicki Avenue (Schedule 2)

(b) Danny Lee, Richmond resident (Schedule 3)

Submissions from the floor:

None.

PH19/10-2 It was moved and seconded
That Official Community Plan Bylaw, 7100, Amendment Bylaw 10006 be given second and third readings.

The question on the motion was not called as discussion ensued regarding the application. In response to queries, staff noted that (i) improvements extending beyond the frontage along Odlin Road, Garden City Road and Dubbert Street include, road widening, additional sidewalks and cycling infrastructure, (ii) there are no current active applications on the southeastern portion of the property; however, it will be developed in the future in accordance with the West Cambie Area Plan, (iii) the retention of 55 trees on the property will be considered, (iv) the parking spaces provided will be shared between the commercial and residential tenants and is consistent with Richmond Zoning Bylaw 8500, and (v) a cash contribution to the City's Public Art Reserve Fund will be provided.

The question on the motion was then called and it was **CARRIED.**

PH19/10-3 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9999 be given second and third readings.

CARRIED

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10081 (RZ 18-839945)**
(Location: 4571, 4591, and 4611/4631 Steveston Highway; Applicant: Konic Development Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH19/10-4 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10081 be given second and third readings.

In reply to questions from Council, staff noted that (i) the tandem parking is consistent with Richmond Zoning Bylaw 8500 and a covenant on title will ensure that the parking space is not converted into habitable space, and (ii) management of visitor parking spaces is the responsibility of the strata corporation.

The question on the motion was then called and it was **CARRIED.**

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10082 (RZ 17-763712)**
(Location: 9571, 9591, 9611, 9671 Steveston Highway & 10831 Southdale Road; Applicant: CLO Ventures K2 Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH19/10-5 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10082 be given second and third readings.

CARRIED

Opposed: Cllr. Greene

5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10088 (RZ 17-794300)**
(Location: 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road; Applicant: Konic Development Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

(a) Mark Porter, 10355 Sandiford Drive (Schedule 5)

(b) Karleen Gill, 10340 Sandiford Drive (Schedule 6)

Submissions from the floor:

Mike Charlton, 10320 Sandiford Drive, expressed concerns regarding (i) secondary suites, (ii) traffic flow in and out of the development, and (iii) damage to hedges on his property.

In response to queries, staff noted that (i) the secondary suites are un-stratified rental units associated with one particular unit in the development, (ii) the driveway will have a structural barrier to guide vehicles to enter and exit to the right, and (iii) tree protection fencing will be installed for the duration of the construction process and fines will be imposed if any trees are damaged.

PH19/10-6 It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10088 be given second and third readings.

CARRIED

ADJOURNMENT

PH19/10-7 It was moved and seconded
That the meeting adjourn (7:32 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Monday, October 21, 2019.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 21, 2019.

CityClerk

From: Coyle, Brendan <Brendan.Coyle@bcferries.com>
Sent: Wednesday, 16 October 2019 13:28
To: CityClerk
Subject: Redevelopment Of the BC Ferries Maintenance Site
Attachments: Redevelopment of the BCFerris Site.pdf

Hello
I would like to submit my letter of support for the redevelopment of the BC Ferries Fleet Maintenance Facility in Richmond. Can you see it gets submitted for a reading at the Oct 21st Council meeting?
Thank you.

Regards,

Brendan Coyle
Estimator
Fleet Maintenance Unit
British Columbia Ferry Services Inc.
12800 Rice Mill Rd. Richmond, BC V6W 1A1
Tel: (604) 204-2318
Cel: (604) 329-6152
brendan.coyle@bcferries.com
This message, including any attachments, is confidential and may contain information that is privileged or exempt from disclosure. It is intended only for the person to whom it is addressed, unless expressly authorized otherwise by the sender. If you are not an authorized recipient, please notify the sender immediately and permanently destroy all copies of this message and any attachments.

CITY OF RICHMOND
DATE
OCT 18 2019
RECEIVED
CITY CLERK'S OFFICE

October 16, 2019

Re: Revitalization of British Columbia Ferries Service Deas Maintenance Facility

Hello Mayor Brodie and Council Members

I am an employee of BC Ferries Richmond Maintenance Facility and I support the redevelopment of the British Columbia Ferries Service Deas Maintenance Facility located at 12800 Rice Mill Road.

I have worked in Richmond's marine industry for 35 years in boat building and as a Millwright for BC Packers Imperial Plant. I have seen the loss of good paying maritime jobs with the closure of BC Packers and the loss of marine based industry leaving Richmond.

BC Ferries maintenance yard employs several hundred tradespeople and supporting personnel as well as yearly spin-off work and contracts to local outside service providers. For these people it is environmentally and socially responsible that the employees of the refit yard live and work within the same community.

As the yard has grown over the years since about 1960 there was little thought given to the environment. The company has now endeavored to embrace an environmental conscience through programs such as the annual Great Shoreline Clean-up and Green Marine – a voluntary environmental certification program for the marine industry which sets out set of standards and performance indicators for the marine industry members.

The company is contributing to compensation for environmentally sensitive areas that border the maintenance yard and is aligned with the ideal of natural enhancements to the waterfront s such as planting of marsh grasses.

The construction of new buildings in the redevelopment will also embrace the new energy-saving technologies such as in heating and cooling as well as lighting and introducing natural elements into the new buildings.

In closing I hope the City of Richmond agrees that the BC Ferries Refit Facility is a worthwhile development.

Regards,

Brendan Coyle
3131 Garry Street
Richmond BC
V7E 2S5
bcoyle@telus.net

Schedule 2 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 21, 2019.

CityClerk

From: Shannon <Shannon_kl.co@telus.net>
Sent: Friday, 11 October 2019 09:02
To: CityClerk
Subject: RE: Public hearing on (RZ 18-807620) re Odlin and Garden City rezoning

Hi Claudia Jesson,

I'm here in writing to express my concerns and objection to the proposed rezoning on Odlin and Garden City.

I'm one of the owners and currently lived in the block across at 9199 Tomicki Ave. Currently the area in Odlin and Garden City

is already extremely high density after the walmart was built, and created lots of traffic on Garden City Road due to recent developments.

There were also safety concerns as more commercial shops were built.

I hereby object the rezoning as the current rezoning is asking for a mix used with commercial and a high density 5 storey building,

which would further worsen the traffic and erode safety in the area.

Thanks and appreciated

--
Warmest regards,

Shannon Chak

CITY OF RICHMOND
DATE
OCT 15 2019
RECEIVED
CITY CLERK'S OFFICE

Schedule 3 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 21, 2019.

CityClerk

From: Reis,Joshua
Sent: Friday, 18 October 2019 09:51
To: CityClerk
Cc: McMullen, Mark
Subject: FW: Unoccupied lots on Garden City

Importance: High

Please see attached correspondence received related to PH Item #2.

Joshua Reis, RPP, MCIP
Program Coordinator, Development
Planning and Development Division
Tel: 604-204-8653
Email: jreis@richmond.ca
www.richmond.ca

On 17 Oct 2019, at 5:25 PM, Danny Lee <d.lee08@gmail.com> wrote:

Hi Tina
I hope you are well. I wrote you some time ago about vacant lots near 4480 Garden City Road which is my parents' property. I have now been made aware that there is a re-zoning application for the area just north of 4460 to Odlin. I believe the file number is RZ-18-807620

I believe the owner of 4460 may be incapacitated so the land may be under public administration, so I wanted to see if the City can make any inquiries into the status of the lot and if possible to see if it, and 4480 may be of interest for the developer to add to their plan?

That would reduce the chances of the lots being orphaned.

Please let me know if you need any further information or if you have any suggestions into how we might find out about the status of 4460 and who we might contact?

Thank you for your attention and assistance with this matter.

Danny Lee

CITY OF RICHMOND
DATE
OCT 18 2019
RECEIVED
CITY CLERK'S OFFICE

On Fri, May 25, 2018 at 7:18 AM Atva,Tina <TAtva@richmond.ca> wrote:

Hi Danny,

Thank you again for taking the time to send this email.

I do recognize that it can take a lot of effort to reach out to other property owners and try to incorporate additional lots into a development site. In our view, it is very important for an applicant to provide a conceptual plan for orphan lots that are not part of a development. This helps to make sure that a proposed development does compromise the future potential of adjacent lands. This information also helps us understand if any changes to the development in question need to be considered.

Concept plans for orphan lots are typically not prepared at the pre-application stage. They are usually submitted with, or after an application has been made.

If we can find a time that suits your schedule and location, I think it would be helpful to have a phone conversation.

Thank you,

Tina

Tina Atva, MCIP, RPP

Senior Planning Coordinator

Policy Planning Department

City of Richmond

6911 No. 3 Road

Richmond, BC, V6Y 2C1

Ph: 604-276-4164

Cell: 604-315-5072

tatva@richmond.ca

<image001.gif>
People
<image002.gif>
Excellence

<image003.gif>
Leadership
<image004.gif>
Team
<image005.gif>
Innovation

From: Danny Lee [mailto:d.lee08@gmail.com]
Sent: Saturday, 19 May 2018 21:33
To: Atva,Tina
Cc: Carmen Lee; Agnes Lee; Alan Sung; Byron Lee; Konkin,Barry; Craig,Wayne
Subject: Re: Unoccupied lots on Garden City

Hi Tina

Thanks again for the response. Unfortunately I am based overseas so timing wise it'd be hard to have a face to face or call.

Regarding point 2 about the orphan lots, does it make sense that if the developer has made efforts to acquire them, but upon being rebuffed still need to make conceptual plans on how to redevelop them to be consistent with the Area Plan?

Again, I believe that such a position will only perpetuate the non-conformity of those lots as the owners will feel that they cannot be left out of any development plan and basically hold the developer, other owners, and the city hostage.

However, if the city were to provide feedback at the pre-application stage that a development plan were acceptable without those lots provided there is evidence of offers being made to the outstanding owners, then that would likely make them more amenable to entertaining market-rate offers as opposed to excessive demands (I have heard one owner said they would only entertain an offer of 2 x market value). Furthermore, as I understand the city actually owns a couple of the lots, then that an also become a factor in the pre-application discussions and formulation of the development plan.

I understand that there is another attempt at assembly, which will also have pre-planning approval as part of the conditions, so I hope that the points above will be considered if they are able to secure acceptance by some of the owners again, and not be encumbered by the uncooperative owners.

Regards

Danny

On 15 May 2018, at 5:17 AM, Atva,Tina <TAtva@richmond.ca> wrote:

Hi Danny,

Thank you for the response and providing your comments. The purpose of the orphan lot provision included in the West Cambie Area Plan, which is a standard provision in a number of other City documents, is to facilitate development as anticipated in the Council approved Area Plan and not to perpetuate non-conforming uses (e.g. single detached homes).

However, if acquisition of the orphan lots cannot be achieved, an application can still be considered. In this context, the City would generally request the following information (along with the standard application submission requirements):

- Proof an effort was made to acquire the orphan lots; and
- Concept plans for the orphan lots to demonstrate development potential consistent with the Area Plan can still be achieved.

Review of this information, along with a comprehensive review of the development proposal by the various City departments, would occur upon a formal application submission. Staff cannot approve preliminary developments plans, as the outcome of the application is determined by City Council with consideration of public feedback. However, staff do offer pre-application meetings to discuss and review the development proposal with the proponent.

If you would prefer to meet and discuss, please feel free to contact me at 604-276-4164 or tatva@richmond.ca. I am in the office all week.

Yours truly,

Tina

Tina Atva, MCIP, RPP

Senior Planning Coordinator

Policy Planning Department

City of Richmond

6911 No. 3 Road

Richmond, BC, V6Y 2C1

Ph: 604-276-4164

Cell: 604-315-5072

tatva@richmond.ca

<image001.gif> People *<image002.gif>* Excellence*<image003.gif>* Leadership
<image004.gif> Team *<image005.gif>* Innovation

From: Danny Lee [mailto:d.lee08@gmail.com]
Sent: Thursday, 10 May 2018 22:05
To: Atva,Tina
Cc: Carmen Lee; Agnes Lee; Alan Sung; Byron Lee; Konkin,Barry; Craig,Wayne
Subject: Re: Unoccupied lots on Garden City

Hi Tina

Thank you for getting back to me and I sincerely appreciate your detailed response. I suppose the outstanding concern is around the 'orphaned lots' as there is no way for the city to compel the owners to sell, yet their reluctance leaves an impact on the owners who do wish to sell to a developer who is willing to redevelop.

I believe that the assembly of 9151 Alexandra, 4480 & 4500 Garden City Road meets the policies outlined above., though there was no plan on how the

orphaned properties might fit into the development plan. However, I do not believe it should be the responsibility of the developer to propose what might be done with the 'orphaned' lots as it is not within their control or plan since they can't secure the properties.

If the city would have approved a preliminary development plan of the 3 properties mentioned above - which all the owners had accepted offers pending subject removal - planning department approval being one of them - then the hold out owners would realize that their lots may be "orphaned" which would make them more cooperative to be included in the redevelopment plan, to the interests of the wider community.

Otherwise they will remain as holdouts, if they feel that their lots must be included in any redevelopment plan, and in effect holding the other owners, developers, and ultimately the city 'hostage' to being able to redevelop the area.

Your thoughts and considerations of the above would be very much appreciated.

Regards,

Danny Lee

On Tue, May 8, 2018 at 6:06 AM, Atva,Tina <TAtva@richmond.ca> wrote:

Hi Danny,

Thank you for your email and for setting out the various concerns you have regarding your parents' property at 4480 Garden City Road.

While I don't have knowledge of all the comments you provided, I can say that when we receive inquiries for development in this part of West Cambie, we let people know that the West Cambie Area Plan includes the following policies:

-minimum lot area of 1.0 hectare; and
-no orphan properties of 0.40 hectare or less in order to facilitate development as anticipated in the Plan and to not perpetuate non -conforming uses (e.g. single detached homes).

A copy of the West Cambie Area Plan is provided here: https://www.richmond.ca/__shared/assets/westcambie570.pdf.

In order to meet minimum lot area, or to meet the Plan's objectives, we sometimes recommend that proponents try to include additional lots into their development concept. If that cannot be achieved, we may request proof that this was attempted and submission of a development concept for the lots not included. The purpose of the concept would be to show how the lots could work on their own and have development potential according to the (West Cambie) Area Plan. We have also consistently let people know that if they do not meet the minimum lot area, they may still make an application. However, they would be required to show how any orphan properties are able to develop to the full entitlement in the Plan (as noted above). This is our usual practise and we find that it helps to make sure neighbourhoods grow in a well-thought out pattern, in line with Council-adopted plans and policies.

In terms of development in the area, I can confirm that there is an active rezoning application (18- 807620 000 00) by GBL ARCHITECTS to rezone 9080, 9086, 9100, 9180 Odlin Rd and 4420, 4440 Garden City Rd from Single Detached (RS1/F) to a Site Specific Zone to allow a mixed-use development with one retail/office building and three residential buildings with 178 residential units. We also continue to receive inquiries for other properties in the vicinity.

A list of current development applications is available at this link: chttps://www.richmond.ca/__shared/assets/2018_Development_Applications_in_Process49423.pdf

I would be happy to speak with you further about this and/or to meet in person if you like. I can be reached at 604-276-4164 or tatva@richmond.ca. Please let me know if there is any other information I can provide.

Thank you.

Yours truly,

Tina

Tina Atva, MCIP, RPP
Senior Planning Coordinator
Policy Planning Department
City of Richmond
6911 No. 3 Road
Richmond, BC, V6Y 2C1
Ph: 604-276-4164
Cell: 604-315-5072
tatva@richmond.ca

People Excellence Leadership Team Innovation

-----Original Message-----
From: Danny Lee [mailto:d.lee08@gmail.com]
Sent: Friday, 4 May 2018 19:59
To: Atva,Tina
Cc: Carmen Lee; Agnes Lee; Alan Sung; Byron Lee
Subject: Unoccupied lots on Garden City

Dear Tina
I have been passed your details by some realtors with whom we have been liaising to try to sell my parents property at 4480 Garden City Road.

Earlier this year, there was a development group who had agreed to purchase 4480 & 4500 Garden City, and 9151 Alexandra to redevelop the area, subject to conditions.

However, the sale did not go through as the group was apparently advised by the planning department that they required further assembly, of additional lots, including lots which I understand are city-owned, though the gross combined areas of 9151, 4500, and 4480 does meet current requirements to redevelop.

The additional requirements caused the deal to fall through.

The additional conditions to assemble more properties has also dissuaded other potential developers, as the additional conditions adds significant additional costs and risks to redevelop, effectively impacting the owners' ability to sell the properties, resulting in the strip of unoccupied houses, and creating the environment vulnerable to break-ins and other questionable behavior.

Since the collapse of the deal, my parents house at 4480 has been broken into twice. Luckily my elderly parents no longer live there full time, though they do visit in the daytimes, do some gardening and check on the house to ensure it doesn't fall into much disrepair, or worse yet, become a squatting site.

I am sure that you are aware that there are now many unoccupied properties on that strip, creating an environment which attracts the type of behaviour resulting in my parent's home being broken into.

This is also recognised by the RCMP as they had been alerted by calls from the existing neighbors of seeing people move around the yards at night, looking for places to squat, rest or do whatever they do, which is impacting the existing neighbours, and potentially putting them at risk.

The only option would be to secure the house by boarding up the windows or erecting fences - such as at 4440 Garden City - but that is unreasonable considering they still try to use the house, but what else can they do to secure the property?

It certainly puts my parents at risk as they do wish to visit their property to

maintain it until they can sell it - what might happen if they come across unexpected visitors one visit?

I would sincerely appreciate it if you could discuss with the councillors and the rest of the planning team on what might be done to expedite / help facilitate the redevelopment of that area, including easing the extraneous requirements being put upon developers which caused the last deal to collapse.

I certainly believe it would be in the interests of the city, and the public, to see that this area is redeveloped sooner than later and that efforts should be made to facilitate it, ESPECIALLY as the city owns some of the lots in the area and should be able to enact measures to encourage and support redevelopment plans.

Thank you for your attention. I look forward to your response.

Danny Lee

Schedule 5 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 21, 2019.

10355 Sandiford Drive
Richmond, B.C. V7E 5S6
October 9, 2019

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

Attention: Director, City Clerk's Office

RE: Richmond Zoning Bylaw 8500, Amendment Bylaw 10088 (RZ17-794300)

Dear City Council:
I am writing in regards to the proposal to rezone 7 single family dwellings along the 10200 and 10300 section of No. 2 Road to 22 low density townhouse units and 4 secondary suites with vehicle access from No. 2 Road.

My main concern in this matter is the increase to traffic congestion on No. 2 Road. In the past few years we have seen numerous properties along No. 2 Road change from single family to multiple dwelling use. In addition, 132 town homes replaced the old Steveston High School. This has resulted in more and more traffic moving along No. 2 Road in order to access the No. 2 Road Bridge, on route to Vancouver. As well, traffic uses this corridor to access Richmond's business centre by way of Granville Ave and Westminster Hwy.

By approving this rezoning application, Council is continuing to add to this congestion.

Over and over we hear that the citizens in our community, and in neighbouring communities, are majorly concerned with traffic congestion. There are just too many vehicles travelling along major roadways that were never built to handle such traffic. The media reports that our local politicians share this concern and many studies and discussions have taken place with little actually happening to alleviate the problem. However, our local politicians continue to approve such rezoning projects as this one, and the problem only gets worse because we keep adding more people.

One has to ask why are we doing this. Who benefits? I realize there is a housing crisis in our community and we should be trying to add more "housing spaces" to add to the demand. But these are not the type of accommodations that those most affected by the housing crisis can afford. Many of the young people who we count on to be a part of and contribute to our community can't afford these town homes. Most of the buyers of these new developments tend to be buyers coming from out of country. So in essence, we are doing nothing to help "our" housing crisis. The only people who really benefit are the developers pushing these projects in order to make more money.

We, as a community, need to address the problems of traffic congestion in our community before we approve any more rezoning projects that add to the traffic problems we already face. I would ask that City Council decline to approve this application, and others of a similar nature, until such time when we have a good plan in place that addresses our traffic congestion problems here in Richmond.

Sincerely,

Mr. Mark Porter

CITY OF RICHMOND
DATE
OCT 15 2019
RECEIVED
CITY CLERK'S OFFICE

Schedule 6 to the Minutes of the Public Hearing meeting of Richmond City Council held on Monday, October 21, 2019.

CityClerk

From: Karleen Gill <karleen_gill@shaw.ca>
Sent: Friday, 18 October 2019 13:11
To: CityClerk
Subject: Public Hearing: Zoning Bylaw 8500, Amendment 10088 (RZ 17-794300)
Attachments: Amend10088RZ17794300.docx

To Whom it May Concern:

Please find attached a letter documenting my comments about the proposed bylaw amendment 10088 (RZ 17-794300), which is scheduled to be discussed at a Public Hearing on Monday,October 21, 2019. I am an affected property owner, and would like these comments to be part of the record of the hearing.

Thank you for your assistance,

Karleen Gill
10340 Sandiford Drive
Richmond BC

Virus-free. www.avast.com

CITY OF RICHMOND
DATE
OCT 18 2019
RECEIVED
CITY CLERK'S OFFICE

10340 Sandiford Drive
Richmond BC V7E 5M4

City Clerk's Office
6911 No. 3 Road
Richmond BC V6Y 2C1

October 18 2019

Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 10088 (RZ 17-794300)

To Whom it May Concern:

I am the owner of the property at 10340 Sandiford Drive, and am writing to express my concerns about the proposed development detailed in Amendment Bylaw 10088 RZ 17-794300.

I have read the abovementioned amendment bylaw and associated documents, with particular attention to how the proposed rezoning, demolition, and constructions might impact my property, and my family's enjoyment of it. Overall, I am satisfied with the proposal, and trust that the developer will not make any major changes to their stated plans if and when the amendment is approved. However, I do have a few concerns about the security and protection of my property during the demolition and construction phases of the project.

My first concern is about the two protected trees (#12 and #16) which are on my property. Although they have been tagged as trees that must be preserved, I am concerned that the very minimal fine of $1,000 is not enough to deter a developer from damaging or destroying these trees. If either of those trees are destroyed, the beauty and value of my property will be diminished, and that $1,000 fine (which I assume would go to the city, not me) would do nothing to alleviate the situation. What assurance can I, as the landowner, have that the trees will be protected? From what I have observed at other Richmond development sites, nicely asking developers to please respect city by-laws has not been effective.

My second concern is about the security of my property during demolition and construction. My current fence will, I believe, need to be removed, and replaced with a new six-foot wooden fence (see attachment 2). Part of my yard will also be within a Tree Protection Zone (TPZ). What measures will be put in place to ensure that my yard is secure during this period? I have dogs, and need to know that they can roam in our yard without fear of their wandering off. I also need to know that people will not be able to enter our property from the construction site.

Finally, I am concerned about an impending rodent invasion once demolition work begins. When the Steveston Secondary School property was demolished, our neighbourhood was flooded with rodents, who had been displaced from their homes in the abandoned school buildings. I fear a recurrence with the demolition of the homes on No. 2 Road. The homes in question might be tenanted, but they certainly are not all occupied, at least not by humans. I would like to see a pest control plan implemented as part of the demolition project.

Thank you for your consideration of these issues.

Sincerely,

Karleen (Jordan) Gill

City of Richmond

Minutes

General Purposes Committee

Date: Monday, October 21, 2019

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Kelly Greene
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves
Councillor Michael Wolfe

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the General Purposes Committee held on October 7, 2019, and the Special General Purposes Committee held on October 15, 2019 be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

1. **AWARD OF CONTRACT 6430P–PROVISION FOR MANAGED PRINT SERVICES**
(File Ref. No. 04-1300-01) (REDMS No. 6138283 v. 28)

It was moved and seconded

(1) ***That Contract 6430P–Provision for Managed Print Services, for a five (5) year contract with the option to extend for two additional one-year periods, be awarded to Xerox Canada Ltd., for the total amount of $840,527.85; and***

(2) ***That the Chief Administrative Officer and the General Manager, Finance and Corporate Services be authorized to negotiate and execute a managed print services contract with Xerox Canada Ltd. on the terms and conditions of the contract as outlined in Contract 6430P–Provision for Managed Print Services.***

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

2. **2020 POLLINATOR PARTNERSHIP INITIATIVES**
(File Ref. No. 10-6161-06) (REDMS No. 6236942 v. 11)

Discussion ensued with regard to incorporating the initiatives with other City programs and promoting the preservation of bat habitat.

In reply to queries from Committee, staff noted that staff can examine potential programs that discourage use of the illegal bat market and that the partnership with Border Free Bees will have no financial impact to the City.

It was moved and seconded

That, as described in the report titled '2020 Pollinator Initiatives' from the Manager, Environment, dated September 18, 2019:

(1) ***staff collaborate with Border Free Bees to carry out the Richmond Nectar Trail Pilot Project;***

(2) ***staff inform Council in 2020 with information on the final route for the Nectar Trail route in Richmond; and***

(3) ***the City of Richmond pursues "Bat-Friendly Community" certification from the Community Bat Programs of BC.***

CARRIED

COMMUNITY SAFETY DIVISION

3. **FINAL REGULATIONS FOR NEW CANNABIS PRODUCTS: EDIBLES, EXTRACTS AND TOPICALS**
(File Ref. No. 09-5350-01) (REDMS No. 6222948 v. 4)

Discussion ensued with regard to (i) aligning of fines related to vaping with fines related to smoking, (ii) tracking medical incidents related to the consumption of cannabis products, (iii) collaborating with Vancouver Coastal Health on cannabis educational programs, and (iv) updating signage in public washrooms to discourage use of cannabis products.

In reply to queries from Committee, staff noted that staff can discuss fines related to cannabis offenses with the RCMP and odour-related complaints on the cultivation of cannabis are received by Metro Vancouver. Staff added that Metro Vancouver will be reviewing policies aimed at regulating odours related to cannabis production.

It was moved and seconded

(1) That the report titled "Final Regulations for New Cannabis Products: Edibles, Extracts and Topicals," dated September 23, 2019, from the General Manager, Community Safety, be received for information;

(2) That staff examine the discrepancies of the penalties related to smoking offenses compared to vaping offenses, and report back; and

(3) That staff examine signage requirements related to cannabis in public facilities, and report back.

CARRIED

COMMUNITY SERVICES DIVISION

4. **YOUTH CITY COUNCIL**
(File Ref. No. 07-3000-01) (REDMS No. 6236478 v. 13)

In reply to queries from Committee, staff noted that the proposed Youth Civic Engagement Program's schedule would allow for participation of more youth, have a shorter time commitment, and be more operationally manageable compared to the Youth Council option.

Discussion ensued with regard to existing community youth civic education programs and combining aspects of the Youth Council option with the proposed Youth Civic Engagement Program such as mock Council meetings and annual conferences.

It was moved and seconded

(1) ***That the Youth Civic Engagement Program (Option 1) as described in the staff report titled "Youth City Council," dated October 8, 2019, from the Director, Community Social Development be approved;***

(2) ***That staff consider establishing an annual conference for all program participants and explore collaboration opportunities such as mock Council meetings and visits with City Council members; and***

(3) ***That the Youth Civic Engagement Program be reviewed in one year.***

The question on the motion was not called as discussion ensued with regard to (i) extending participation to younger-aged youth and young adults, (ii) maintaining participation and interest in the Program, and (iii) collaborating with local post-secondary institutions on development of youth civic programs.

The question on the motion was then called and it was **CARRIED** with Cllrs. Day, Greene and Wolfe opposed.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:45 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, October 21, 2019.

Mayor Malcolm D. Brodie
Chair

Evangel Biason
Legislative Services Coordinator

City of Richmond

Minutes

Planning Committee

Date:	Tuesday, October 22, 2019
Place:	Anderson Room Richmond City Hall
Present:	Councillor Linda McPhail, Chair Councillor Bill McNulty Councillor Carol Day Councillor Alexa Loo Councillor Harold Steves
Also Present:	Councillor Michael Wolfe
Call to Order:	The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the Planning Committee held on October 8, 2019, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

November 5, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY COLLIERS INTERNATIONAL CONSULTING TO CREATE THE "RENTAL TENURE RESIDENTIAL AND RELIGIOUS ASSEMBLY (ZMU42) - ST. ALBANS (CITY CENTRE)" ZONE, AND REZONE THE SITE AT 8131 AND 8151 BENNETT ROAD FROM THE "SINGLE DETACHED (RS1/E)" ZONE AND THE "ASSEMBLY (ASY)" ZONE TO THE " RENTAL TENURE RESIDENTIAL AND RELIGIOUS ASSEMBLY (ZMU42) - ST. ALBANS (CITY CENTRE)" ZONE**
(File Ref. No. RZ 18-808220) (REDMS No. 6210273)

Sara Badyal, Planner 2, reviewed the application and highlighted the following information:

- the staff report outlines a request to create a new zone and rezone the subject site to the new zone;
- the application proposes a six-storey building containing a church and rental apartments and a three-storey building containing rental townhouses over a common single-level parking structure;
- the floor area is comprised of a church, multi-purpose and supporting space, purpose-built residential rental units and resident indoor amenity space;
- the 142 purpose-built residential units include: 20 units of low-end of market rental units, 68 moderate income limits units, and 54 market rental units;
- the applicant is targeting BC Energy Step Code step 4; and
- rear lane, frontage improvements, pedestrian trail and utility upgrades will be provided by the applicant and cost sharing will be provided for improvements to the existing sanitary pump station, through a Servicing Agreement.

In reply to queries from Committee, staff noted that (i) 89% of units will Basic Universal Housing units and 16 units will be Accessible units, (ii) the current building code only allows a maximum of six storeys for a wood frame construction, (iii) Richmond does not currently have any buildings that meet Passive House building standards, (iv) due to sanitary infrastructure bisecting the site some trees need to be removed as part of the relocation of the sewer structure, (v) basic universal units ensure structural features, such as doors and hallways, are accessible, (vi) opportunities for additional greenery and planting can be reviewed during the development permit stage, (vii) in consultation with the engineering department it has been noted this proposal does not fall within the area that would be serviced by District Energy, and (viii) through the development permit process staff will examine ways to commemorate the history of the site.

Discussion ensued with regard to the difference between low-end of market rental housing, moderate income limit housing and market rental housing and it was requested that a memorandum be provided to Council with the breakdown of the categories.

In reply to further queries from Committee, staff noted that the operator of the preschool that was located in the subject site is actively exploring alternative accommodations and the daycare, operated by the church, will be closing down. Staff further noted that the preschool operator has been advised of various grants that are available for additional funding.

It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10065 to create the "Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)" zone, and to rezone 8131 and 8151 Bennett Road from the "Single Detached (RS1/E)" zone and the "Assembly (ASY)" zone to the "Rental Tenure Residential and Religious Assembly (ZMU42) - St. Albans (City Centre)" zone, be introduced and given first reading.

CARRIED

2. **APPLICATION BY INTER LUCK TRADING CORP. FOR REZONING AT 3560 MONCTON STREET FROM STEVESTON COMMERCIAL (CS2) TO COMMERCIAL MIXED USE (ZMU43) – STEVESTON VILLAGE**
(File Ref. No. RZ 18-817742) (REDMS No. 6242338)

Kevin Eng, Planner 2, reviewed the application and highlighted that (i) the application is for a mixed-use development in Steveston Village, (ii) the application has a maximum floor area ratio of 1.2, maximum building height of 9 m and is consistent with the Steveston Area Plan, (iii) the site does not contain an identified heritage resource that is to be maintained and conserved, (iv) the application contains street-fronting commercial units and five residential units above with private roof decks, and (v) a pedestrian breezeway is proposed to connect the vehicle parking area with 2nd Avenue.

Discussion ensued regarding the design of the building and adherence to the Sakamoto Guidelines.

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

It was moved and seconded
That Richmond Zoning Bylaw 8500, Amendment Bylaw 10075 to create the "Commercial Mixed Use (ZMU43) – Steveston Village" zone, and to rezone 3560 Moncton Street from "Steveston Commercial (CS2)" to "Commercial Mixed Use (ZMU43) – Steveston Village", be referred back to staff to review proposed building design and building materials.

CARRIED
Opposed: Cllrs. Loo
McPhail

COMMUNITY SERVICES DIVISION

3. **PROPOSED AMENDMENTS TO CHILD CARE DEVELOPMENT POLICY 4017 AND RICHMOND ZONING BYLAW NO. 8500**
(File Ref. No. 07-3070-00) (REDMS No. 6160957 v.7)

It was moved and seconded

(1) ***That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10095 be introduced and given first reading; and***

(2) ***That upon adoption of Richmond Zoning Bylaw No. 8500, Amendment 10095, the Child Care Development Policy 4017 be amended, as set out in Attachment 1 of the report dated October 7, 2019 from the Director, Community Social Development, titled "Proposed Amendments to the Child Care Development Policy 4017 and Richmond Zoning Bylaw No. 8500."***

CARRIED

4. **MANAGER'S REPORT**

(i) ***Community Information Session***

Wayne Craig, Director, Development, advised that the final Community Information Session of the year will be held at the Minoru Cultural Centre on October 24, 2019 from 4:00 p.m. to 8:00 p.m. and staff will be preparing a report to Council with a summary of feedback received.

(ii) ***Salvation Army Winter Shelter***

Kim Somerville, Director, Community Social Development, advised that the Salvation Army has received funding for an additional 15 beds from BC Housing for their winter shelter. She highlighted that the shelter will be open 24 hours from November 1st to March 31st and that a memorandum will be provided to Council with additional information.

(iii) New Staff Announcement

Barry Konkin, Manager, Policy Planning, introduced Robin Pallett as the new Planner 2 in the Planning and Development Department.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:52 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, October 22, 2019.

Councillor Linda McPhail
Chair

Sarah Goddard
Legislative Services Coordinator

City of Richmond

Minutes

Public Works and Transportation Committee

Date:	Wednesday, October 23, 2019
Place:	Anderson Room Richmond City Hall
Present:	Councillor Chak Au, Chair Councillor Linda McPhail Councillor Kelly Greene Councillor Alexa Loo Councillor Michael Wolfe
Also Present:	Councillor Carol Day Councillor Harold Steves
Call to Order:	The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded
That the minutes of the meeting of the Public Works and Transportation Committee held on September 18, 2019, be adopted as circulated.

CARRIED

AGENDA ADDITION

It was moved and seconded
That Soil Remediation Potential for the Richmond Go Kart Track be added to the agenda as Item No. 4A.

CARRIED

NEXT COMMITTEE MEETING DATE

November 20, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **TRANSLINK 2020 COST-SHARE APPLICATIONS**
(File Ref. No. 01-0154-04) (REDMS No. 6248060 v. 6)

In response to queries from Committee, staff advised that (i) the driveways along Steveston Highway that will impede the proposed multi-use pathway will be addressed once the project begins, (ii) the project north of Highway 99 will be included in the upcoming Capital Budget process, (iii) a request to increase transit from No. 5 Road and Cambie Road to Ironwood Mall can be forwarded to TransLink for consideration, (iv) additional details can be provided regarding River Road and the potential for a bike lane, (v) the Richmond Active Transportation Committee and HUB Cycling are regularly consulted on bicycle and transit facility improvement projects, (vi) expediting bus stop upgrades for accessibility can be made a priority with funding increased in the Capital Budget process, and (vii) the sidewalks at No. 5 Road and Cambie Road will be widened to accommodate a multi-use pathway.

It was moved and seconded
That as described in the report titled "TransLink 2020 Cost-Share Applications" dated August 26, 2019 from the Director, Transportation:

(a) the Cambie Road Overpass project be endorsed;

(b) the submission of road, pedestrian, bicycle and transit facility improvement projects as part of the TransLink 2020 cost-share programs be endorsed;

(c) the information will be considered in the 2020 Capital Budget process; and

(d) the Chief Administrative Officer and General Manager, Planning and Development be authorized to execute the successful funding agreements.

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

2. **AWARD OF CONTRACT 6509P – MATTRESS AND UPHOLSTERED FURNITURE RECYCLING SERVICES**
(File Ref. No. 10-6370-01) (REDMS No. 6285538 v. 7)

In response to queries by Committee, staff advised that (i) Canadian Mattress Recycling Inc. is located on Annacis Island, (ii) much of the stripping of furniture is done by hand; however, Canadian Mattress Recycling Inc. is expanding and exploring options to incorporate more machinery, (iii) any items received by the facility that is in excellent condition is donated to various organizations, (iv) the City has requested that the company provide a monthly statistics report of which items are recycled or donated, and (v) the City encourages residents to donate furniture in excellent condition to local organizations before bringing them to the City's recycling depot.

It was moved and seconded
That Contract 6509P – Mattress and Upholstered Furniture Recycling Services be awarded to Canadian Mattress Recycling Inc. at an estimated total contract value of $1,029,185 over a maximum five-year term and the Chief Administrative Officer and General Manager, Engineering & Public Works be authorized to negotiate and execute a service contract with Canadian Mattress Recycling Inc. incorporating the key terms outlined in the staff report dated September 24, 2019.

CARRIED

3. **AWARD OF CONTRACT 6503P – EV CHARGING INFRASTRUCTURE AND MANAGEMENT PROVIDER**
(File Ref. No. 02-0780-01) (REDMS No. 6282527 v. 10)

In response to queries from Committee, staff advised that a future report with proposed bylaws and fees will be brought forward for Council's consideration and the other bidders could not fulfill the full scope of services requested.

It was moved and seconded
That Contract 6503P – Electric Vehicle Charging Infrastructure and Management Provider be awarded to Forseeson Technology for a five-year term for an estimated total value of $1,506,322, and the Chief Administrative Officer and Acting General Manager, Engineering & Public Works be authorized to negotiate and execute a service contract with Forseeson Technology incorporating the key terms outlined in the staff report dated October 9, 2019.

CARRIED

4. **PROPOSED 2020 PAVING PROGRAM**
(File Ref. No.) (REDMS No. 6261681 v. 2)

In response to queries from Committee, staff advised that (i) through the Paving Management Program, a consultant inspects all sites to prioritize work; however, the City can request for demand work, and (ii) there are a number of projects, developments and capital works occurring on the east side of Westminster Highway and the Hamilton Community Centre, and (iii) staff are in direct communication with the school and community centre in Hamilton to ensure the safety of the residents.

It was moved and seconded
That the staff report titled, "Proposed 2020 Paving Program," dated September 16, 2019, from the Acting Director, Engineering be received for information.

CARRIED

4A. **SOIL REMEDIATION POTENTIAL FOR RICHMOND GO KART TRACK**
(File Ref. No.)

Materials were distributed (attached to and forming part of these Minutes as Schedule 1) and discussion took place on the feasibility of combining the Richmond Go Kart Track with the City soil site and City road allowance in order to have an expanded soil remediation site.

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

It was moved and seconded
That staff:

(1) provide an update for potential uses for the Richmond Go Kart Track;

(2) explore remediation options for the Richmond Go Kart Track; and

(3) examine whether soil remediation can be considered as a use for the Richmond Go Kart Track;

and report back

CARRIED

5. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:32 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Public Works and Transportation Committee of the Council of the City of Richmond held on Wednesday, October 23, 2019.

Councillor Chak Au
Chair

Stephanie Walrond
Legislative Services Coordinator

Schedule 1 to the Minutes of the Public Works and Transportation Committee meeting of Richmond City Council held on Wednesday, October 23, 2019.

Referral: Oct. 23, 2019-10-22

To: Public Works committee

From: Councillor Harold Steves

Re: Soil Remediation potential Richmond Go Kart Track

(1) The Richmond Go Kart Track is immediately north of the city of Richmond soils site. South of the soils site is a city road allowance. The three sites combined could be used for an expanded soil remediation site.
(2) The Garden City Lands have areas of contamination. They may need clean fertile soil over the contaminated areas.
(3) Richmond farms frequently request permission to put fill on farmland.
(4) Fill from Metro Vancouver excavations is low on organics and microbes, generally has poor capillarity for groundwater to rise to the surface and may need irrigation from the city water system.
(5) The City of Richmond has banned cosmetic pesticides. When composted the leaves and lawn clippings qualify for use on organic farms and gardens.

It is recommended that the City of Richmond consider use of the entire soil and Go Kart site for soil remediation by composting lawn clippings and leaves from city parks and combining with Richmond topsoil, subsoil and imported soils. The soil would be used for fill and land levelling purposes.

Richmond Go-Kart Track
Sidaway Rd
Sidaway Rd
Sidaway Rd

City of Richmond

Bylaw 10027

Permissive Exemption (2020) Bylaw No. 10027

The Council of the City of Richmond enacts as follows:

PART ONE: RELIGIOUS PROPERTIES PERMISSIVE EXEMPTION

1.1 Pursuant to Section 224(2)(f) of the *Community Charter*, the religious halls and the whole of the parcels of land surrounding the religious halls shown on Schedule A are considered necessary to an exempt building set apart for public worship, and are hereby exempt from taxation for the 2020 year.

1.2 Pursuant to Section 224(2)(f) of the *Community Charter*, the portions of the parcels of land and improvements surrounding the religious halls shown on Schedule B are considered necessary to an exempt building set apart for public worship, and are hereby exempt from taxation for the 2020 year.

1.3 Notwithstanding Sections 1.1 and 1.2 of this bylaw, no additional exemption from taxation pursuant to Section 224(2)(f) will be granted to any parcel of land for which an associated building is not exempted by the British Columbia Assessment Authority pursuant to Section 220(1)(h) of the *Community Charter*.

1.4 Notwithstanding Sections 1.1 and 1.2 of this bylaw, if at any point from the period commencing on the date of Council approval of this bylaw and December 31, 2020, parcels of land or portions thereof that are listed in Schedule A or Schedule B no longer qualify for the statutory tax exemption set out in section 220(1)(h) of the *Community Charter*, such parcels of land or portions thereof will be reassessed and subject to taxation for the period commencing on the date on which qualification for the statutory tax exemption ceased and December 31, 2020.

PART TWO: TENANTED RELIGIOUS PROPERTIES PERMISSIVE EXEMPTION

2.1 Pursuant to Section 224(2)(g) of the *Community Charter*, the portions of land and improvements shown on Schedule C are hereby exempt from taxation for the 2020 year.

PART THREE: CHARITABLE AND RECREATIONAL PROPERTIES PERMISSIVE EXEMPTION

3.1 Pursuant to Section 224(2)(a) of the *Community Charter*, the whole of the parcels of land shown on Schedule D are hereby exempt from taxation for the 2020 year.

3.2 Notwithstanding Section 3.1 of this bylaw, no additional exemption from taxation pursuant to Section 3.1 of this bylaw will be granted to any parcel of land for which an associated building is not exempted by the British Columbia Assessment Authority pursuant to Section 220(1)(i) of the *Community Charter*.

3.3 Pursuant to Section 224(2)(a) and Section 224(2)(j) of the *Community Charter*, the whole of the parcels of land and improvements shown on Schedule E are hereby exempt from taxation for the 2020 year.

3.4 Pursuant to Section 224(2)(a) and Section 224(2)(k) of the *Community Charter*, the whole of the parcels of land and improvements shown on Schedule F are hereby exempt from taxation for the 2020 year.

3.5 Pursuant to Section 224(2)(a) of the *Community Charter*, the whole or portions of the parcels of land and improvements shown on Schedule G are hereby exempt from taxation for the 2020 year.

3.6 Pursuant to Section 224(2)(i) of the *Community Charter*, the whole or portions of land and improvements shown on Schedule H are hereby exempt from taxation for the 2020 year.

3.7 Pursuant to Section 224(2)(d) of the *Community Charter*, the whole or portions of land and improvements shown on Schedule I are hereby exempt from taxation for the 2020 year.

PART FOUR: MISCELLANEOUS PROVISIONS

4.1 Schedules A through I inclusive, which are attached hereto, form a part of this bylaw.

4.2 Permissive Exemption Bylaw 9893 is here by repealed in its entirety.

4.3 This Bylaw is cited as **"Permissive Exemption (2020) Bylaw No. 10027".**

FIRST READING	OCT 15 2019
SECOND READING	OCT 15 2019
THIRD READING	OCT 15 2019
ADOPTED	

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

MAYOR

CORPORATE OFFICER

6170225

SCHEDULE A to BYLAW 10027

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
Bakerview Gospel Chapel (067-375-002) 8991 Francis Road	PID 009-294-902 Lot 135 Except: Parcel B (Bylaw Plan 87226) Section 21 Block 4 North Range 6 West New Westminster District Plan 23737	**Bakerview Gospel Chapel** 10260 Algonquin Drive Richmond, B.C. V7A 3A4
Beth Tikvah Congregation and Centre Association (099-358-999) 9711 Geal Road	PID 003-644-391 Lot 1 Except: Firstly: Part Subdivided by Plan 44537 Secondly: Part Subdivided by Plan LMP47252 Section 26 Block 4 North Range 7 West New Westminster District Plan 17824	**Beth Tikvah Congregation and Centre Association** 9711 Geal Road Richmond, B.C. V7E 1R4
Brighouse United Church Hall (064-046-009) 8151 Bennett Road	PID 006 199 631 Lot 362 of Section 16 Block 4 North Range 6 West New Westminster District Plan 47516	**Congregation of the United Church of BC** 8151 Bennett Road Richmond, B.C. V6Y 1N4
Canadian Martyrs Parish (094-145-000) 5771 Granville Avenue	PID 003-894-266 Lot 610 Section 12 Block 4 North Range 7 West New Westminster District Plan 58494	**Roman Catholic Archbishop of Vancouver** 5771 Granville Avenue Richmond, B.C. V7C 1E8
Christian and Missionary Alliance (082-148-009) 3360 Sexsmith Road	PID 003-469-247 Lot 23 Except: Firstly: the East 414.3 Feet Secondly: the South 66 Feet, and Thirdly: Part Subdivided by Plan 33481 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 3404	**North Richmond Alliance Church** 3360 Sexsmith Road Richmond, B. C. V6X 2H8
Christian Reformed Church of Richmond (072-496-000) 9280 No. 2 Road	PID 018-262-767 Lot 2 of Section 30 Block 4 North Range 6 West New Westminster District Plan LMP9785	**Christian Reformed Church of Richmond** 9280 No. 2 Road Richmond, B.C. V7E 2C8

CNCL - 449

SCHEDULE A to BYLAW 10027

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
Church in Richmond (083-953-080) 4460 Brown Road	PID 028-628-110 Lot 7 Section 33 Block 5North Range 6 West New Westminster District Plan 3318 Part S 1/2, Except Plan 24362, Exp 24381	**Church in Richmond** 4460 Brown Road Richmond BC V6X 2E8
Conference of The United Mennonite Churches of B.C. (080-792-000) 11571 Daniels Road	PID 004 152 832 Lot 323 of Section 25 Block 5 North Range 6 West New Westminster District Plan 57915	**Conference of Mennonites in B.C.** c/o Peace Mennonite Church 11571 Daniels Road Richmond, B.C. V6X 1M7
Convention of Baptist Churches of B.C. (071-191-006) 8140 Saunders Road	PID 007-397-216 Lot 123 Section 28 Block 4 North Range 6 West New Westminster District Plan 44397	**Convention of Baptist Churches of B.C.** 8140 Saunders Road Richmond, B.C. V7A 2A5
Emmanuel Christian Community Society (102-050-053) 10351 No. 1 Road	PID 011-908-106 Lot 13 Block A Section 34 Block 4 North Range 7 West Except Plan 53407 New Westminster District Plan 710	**Emmanuel Christian Community Society** 10351 No. 1 Road Richmond, B.C. V7E 1S1
Fujian Evangelical Church (025-172-004) 12200 Blundell Road	PID 025-000-047 Lot 1 Section 19 Block A North Range 5 West New Westminster District Plan LMP49532	**Fujian Evangelical Church** 12200 Blundell Road Richmond, B.C. V6W 1B3
Gilmore Park United Church (097-837-001) 8060 No. 1 Road	PID 024-570-541 Strata Lot 1 Section 23 Block 4 North Range 7 West New Westminster District Strata Plan LMS3968	**Congregation of the Gilmore Park United Church** 8060 No. 1 Road Richmond, B.C. V7C 1T9
I Kuan Tao (Fayi Chungder) Association (084-144-013) 8866 Odlin Crescent	PID 025-418-645 Lot 30 Section 33 Block 5 North Range 6 West new Westminster District Plan LMP54149	**I Kuan Tao (Fayi Chungder) Association** #2100, 1075 West Georgia Street Vancouver, B.C. V6E 3G2

CNCL-50

SCHEDULE A to BYLAW 10027

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
Immanuel Christian Reformed Church (062-719-724) 7600 No. 4 Road	PID 003-486-486 Parcel One Section 14 Block 4 North Range 6 West New Westminster District Reference Plan 71292	**Immanuel Christian Reformed Church** 7600 No. 4 Road Richmond, B.C. V6Y 2T5
Johrei Fellowship (084-786-000) 10380 Odlin Road	PID 003-485 757 East Half of Lot 4 Except: Part Subdivided by Plan 79974; Section 35 Block 5 North Range 6 West, New Westminster District Plan 5164	**Johrei Fellowship Inc.** 10380 Odlin Road Richmond, B.C. V6X 1E2
Lansdowne Congregation Jehovah's Witnesses (061-169-073) 1101[illegible] Westminster Highway	PID 003-578-356 Lot 107 Section 12 Block 4 North Range 6 West New Westminster District Plan 52886	**Trustees of the Lansdowne Congregation Jehovah's Witnesses** c/o Jurgan Halbheer 10960 Ryan Road Richmond, B.C. V6A 2G4
Lutheran Church Hall (061-166-000) 6340 No. 4 Road	PID 010-899-294 Parcel 1 of Section 11 Block 4 North Range 6 West New Westminster District Plan 77676	**Our Saviour Lutheran Church of Richmond BC** 6340 No. 4 Road Richmond, B.C. V6Y 2S9
Meeting Room (025-166-010) 8020 No. 5 Road Property owner registered as Gabe Csanyi, Jonathan Csanyi, Wayne Coleman, Bruce Anstey	PID 016-718-739 Lot A Section 19 Block 4 North Range 5 West New Westminster District Plan 86178	**Meeting Room** Attn: Jonathan Csanyi 9034 187 Street Surrey, BC V4N 3N4
North Richmond Alliance Church (063-418-009) 9140 Granville Avenue	PID 017-691-842 Lot 1 (BF53537) Section 15 Block 4 North Range 6 West New Westminster Plan 7631	**North Richmond Alliance Church** 9140 Granville Avenue Richmond, B.C. V6Y 1P8

CNCL - 401

SCHEDULE A to BYLAW 10027

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
Our Saviour Lutheran Church of Richmond (061-166-000) 6340 No. 4 Road	PID 010-899-294 Parcel 1 of Section 11 Block 4 North Range 6 West New Westminster District Plan 77676	**Our Saviour Lutheran Church of Richmond** 6340 No. 4 Road Richmond, B.C. V6Y 2S9
The Public School of Vancouver Archdiocese (067-043-063) 8251 St. Albans Road	PID 010 900 691 Lot 15 Except: Firstly: Part Dedicated as Road on Plan 20753, Secondly: Part Subdivided by Plan 58438; Section 21 Block 4 North Range 6 West New Westminster District Plan 3238	**Catholic Independent Schools of Vancouver Archdiocese** St. Paul's Roman Catholic Parish 8251 St. Alban's Road Richmond, B.C. V6Y 2L2
Richmond (Bethel) Mennonite Church (030-369-001) 10160 No. 5 Road	PID 017 945 054 Lot A (BF302986) Section 31 Block 4 North Range 5 West New Westminster District Plan 35312	**B.C. Conference of the Mennonite Brethren Churches** 10200 No. 5 Road Richmond, B.C. V7A 4E5
Richmond Chinese Evangelical Free Church (025-162-005) 8040 No 5 Road	PID 004-332-695 South 100 feet West Half Lot 1 Block "A" Section 19 Block 4 North Range 5 West New Westminster District Plan 4090	**Richmond Chinese Evangelical Free Church Inc.** 8040 No. 5 Road Richmond, B.C. V6Y 2V4
Richmond Chinese Alliance Church (102-369-073) 10100 No. 1 Road	PID 003-898-474 Lot 68 Section 35 Block 4 North Range 7 West New Westminster District Plan 31799	**Christian and Missionary Alliance (Canadian Pacific District)** 107 – 7585 132nd Street Surrey, B.C. V2W 1K5
Richmond Faith Fellowship (085-780-002) 11960 Montego Street	PID 010-267-930 Lot A Except: Parcel E (Bylaw Plan LMP22889), Section 36 Block 5 North Range 6 West New Westminster District Plan 17398	**Northwest Canada Conference Evangelical Church** 11960 Montego Street Richmond, B.C. V6X 1H4

CNCL-452

SCHEDULE A to BYLAW 10027

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
Richmond Gospel Hall (098-373-006) 5651 Francis Road	PID 008-825-025 Lot 45 Except: Parcel A (Statutory Right of Way Plan LMP11165) Section 24 Block 4 North Range 7 West New Westminster District Plan 25900	**Congregation of the Richmond Gospel Hall** 5651 Francis Road Richmond, B.C. V7C 1K2
Richmond Pentecostal Church (060-300-000) 9300 Westminster Highway	PID 024-957-828 Parcel C Section 10 Block 4 North Range 6 West New Westminster District Plan 48990	**Pentecostal Assemblies of Canada** 9300 Westminster Highway Richmond, B.C. V6X 1B1
Richmond Presbyterian Church (094-327-007) 7111 No. 2 Road	PID 009-213-244 Lot 110 of Section 13 Block 4 North Range 7 West New Westminster District Plan 24870	**Trustees of Richmond Congregation of Presbyterian Church** 7111 No. 2 Road Richmond, B.C. V7C 3L7
Richmond Sea Island United Church (082-454-062) 8711 Cambie Road	PID 011-031-182 Lot 3 Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 4037	**Congregation of the Richmond United Church of Canada** 8711 Cambie Road Richmond, B.C. V6X 1K2
The Salvation Army Richmond (066-497-000) 8280 Gilbert Road	PID 001-234-684 Lot "L" (Y24736) of Section 20 Block 4 North Range 6 West New Westminster District Plan 10008	**Governing Council of the Salvation Army Canada West** 8280 Gilbert Road Richmond, B.C. V7C 3W7
South Arm United Church Hall (plus Annex - Pioneer Church) (047-431-056) 11051 No. 3 Road	PID 015-438-562 Parcel E (Explanatory Plan 21821) of Lots 1 and 2 of Parcel A Section 5 Block 3 North Range 6 West New Westminster District, Plan 4120 Except: Firstly; Part Subdivided by Plan 29159 AND Secondly: Parcel "D" (Bylaw Plan 79687)	**Congregation of the South Arm United Church of Canada** 11051 No. 3 Road Richmond, B.C. V6X 1X3

CNCL - 453

SCHEDULE A to BYLAW 10027

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
Steveston Congregation of Jehovah's Witnesses (102-520-003) 4260 Williams Road	PID 006-274-382 Parcel "A" (Reference Plan 17189) Lot 1 of Section 35 Block 4 North Range 7 West New Westminster District Plan 10994	**Steveston Congregation of Jehovah's Witnesses** Attn: Jonathan Mearns #87 – 6800 Lynas Lane Richmond, B.C. V7C 5E2
Steveston United Church (087-640-000) 3720 Broadway Street	PID 010-910-336 Parcel A Section 3 Block 3 North Range 7 West New Westminster District Reference Plan 77684	**Trustees of Steveston Congregation of United Church of Canada** 3720 Broadway Street Richmond, B.C. V7E 4Y8
Subramaniya Swamy Temple (025-161-000) 8840 No. 5 Road	PID 000-594-261 Parcel B (Explanatory Plan 10524) Lot 3 Section 19 Block 4 North Range 5 West New Westminster District Plan 5239	**Subramaniya Swamy Temple of B.C.** 8840 No. 5 Road Richmond, B.C. V6Y 2V4
Trinity Pacific Church (076-082-008) 10011 No. 5 Road	PID 007-178-204 Lot 297 Except Parcel B (Bylaw Plan 79916) Section 36 Block 4 North Range 6 West New Westminster District Plan 35779	**Trinity Pacific Church** 10011 No. 5 Road Richmond, B.C. V7A 4E4
United Church Hall (082-454-062) 8711 Cambie Road	PID 011-031-182 Lot 3 of Sections 27 and 28 Block 5 North Range 6 West New Westminster District Plan 4037	**Congregation of the Richmond United Church of Canada** 8711 Cambie Road Richmond, B.C. V6X 1K2
Vancouver International Buddhist Progress Society (082-265-053) 6670 – 8181 Cambie Road	PID 018-553-532 Lot 53 Section 28 Block 5 North Range 6 West New Westminster District Plan LMS 1162 together with an interest in the common property in proportion to the unit entitlement of the strata lot.	**Vancouver International Buddhist Progress Society** 6680 – 8181 Cambie Road Richmond, B.C. V6X 3X9

CNCL 454

SCHEDULE A to BYLAW 10027

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	MAILING ADDRESS
Walford Road Gospel Church (081-608-000) 9291 Walford Street	PID 012-734-756 Lot 21 of Blocks 25 and 26 Section 27 Block 5 North Range 6 West New Westminster District Plan 2534	**Holy Spirit Association For The Unification Of World Christianity** 9291 Walford Street Richmond, B.C. V6X 1P3

SCHEDULE B to BYLAW 10027

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Aga Khan Foundation Canada (The Ismaili Jamatkhana and Centre) (084-310-003) 4000 May Drive	PID 029-176-263 Lot A Section 34 Block 5 North Range 6 West New Westminster District Plan EPP32741	**Aga Khan Foundation Canada (The Ismaili Jamatkhana and Centre)** 4000 May Drive Richmond, B.C.	100% of footprint of building 60,000 sq. ft. for parking	Remainder of land not exempted	100%	0%
Assumption of the Blessed Virgin Mary Ukrainian Catholic Church (098-394-005) 8700 Railway Avenue Manse	PID 011-070-749 Parcel "One" (Explanatory Plan 24522) of Lots "A "and "B" Plan 4347 and Lot 26 of Plan 21100 Section 24 Block 4 North Range 7 West New Westminster District	**Ukrainian Catholic Episcopal Corp. of MB** 8700 Railway Avenue Richmond, B.C. V7C 3K3	97.65% 2,031.18 m^2	2.35% 48.82 m^2	75.6% of Manse Building 302.59 m^2 100% of Religious Hall	24.4% of Manse Building 97.64 m^2
Bethany Baptist Church (000-821-001) 22680 Westminster Highway (Site Area 5.295 acres)	PID 018-604-897 Lot 1 Except: Part Dedicated Road on Plan LMP18317; Section 2 Block 4 North Range 4 West New Westminster District Plan LMP9648	**Bethany Baptist Church** 22680 Westminster Highway Richmond, B.C. V6V 1B7	42% 8,999.7 m^2 2.224 acres	58% 12,427.9 m^2 3.071 acres	100%	0%

CNCL - 456

SCHEDULE B to BYLAW 10027

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
BC Muslim Association (025-243-080) 12300 Blundell Road (Site Area 4.78 Acres)	PID 011-053-569 Lot 5 Except: Part Subdivided by Plan 33568; Block "A" Section 19 Block 4 North Range 5 West New Westminster District Plan 4090	**BC Muslim Association** 12300 Blundell Road Richmond, B.C. V6W 1B3	43.6% 8,440 m^2 2.086 acres	56.4% 10,903.97 m^2 2.694 acres	100%	0%
Canadian Martyrs Parish (094-145-000) 5771 Granville Avenue	PID 003-894-266 Lot 610 Section 12 Block 4 North Range 7 West New Westminster District Plan 58494	**Roman Catholic Archbishop of Vancouver** 5771 Granville Avenue Richmond, B.C. V7C 1E8	93% 9,034.3 m^2 2.23 acres	7% 680 m^2 0.17 acres	100%	0%
Church of Latter Day Saints (074-575-000) 8440 Williams Road (Site Area 2.202 acres)	PID 009-210-890 Lot 2 Section 33 Block 4 North Range 6 West New Westminster District Plan 24922	**Corp. of the President of the Lethbridge Stake of the Church of Jesus Christ of Latter-Day Saints** c/o LDS Church Tax Division #502 - 7136 50 E. North Temple Street Salt Lake City, Utah, 84150-2201	90.8% 8,093.7 m^2 2.00 acres	9.2% 817.5 m^2 0.202 acres	100%	0%

CNCL - 457

SCHEDULE B to BYLAW 10027

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Cornerstone Evangelical Baptist Church (024-279-000) 12011 Blundell Road Church Parking	PID 002-555-310 South Half of South West Quarter Section 18 Block 4 North Range 5 West New Westminster District Except: Firstly: Part Dedicated Road on Plan 87640 Secondly: Parcel E (Bylaw Plan LMP4874) Thirdly: Parcel F (Bylaw Plan LMP12615) Fourthly: Part on SRW Plan 21735	**Cornerstone Evangelical Baptist Church of Vancouver** 7890 No. 5 Road Richmond, B.C. V6Y 2V2	10% 5,158.4 m^2	90% 46,426.6 m^2	100%	0%
Dharma Drum Mountain Buddhist Association (025-222-030) 8240 No. 5 Road Manse	PID 003-740-315 Lot 23 Section 19 Block 4 North Range 5 West New Westminster District Plan 55080	**Dharma Drum Mountain Buddhist Association** 8240 No. 5 Road Richmond, B.C. V6Y 2V4	34.8% 3,384 m^2 0.836 acres	65.2% 6,333 m^2 1.565 acres	71.8% 729.75 m^2	28.2% 286.33 m^2
Fraserview Mennonite Brethren (080-623-027) 11295 Mellis Drive (Site Area 2.79 Acres)	PID 000-471-780 That portion of Lot 176 Section 25 Block 5 North Range 6 West New Westminster District Plan 53633	**BC Conference of the Mennonite Brethren Churches** 11295 Mellis Drive Richmond, B.C. V5X 4K2	71.7% 8,077 m^2 1.996 acres	28.3% 3,180.3 m^2 0.794 acres	100%	0%

CNCL - 458

SCHEDULE B to BYLAW 10027

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
India Cultural Centre of Canada (024-908-040) 8600 No 5 Road Manse & Parking	PID 004-328-850 Lot 19 Section 19 Block 4 North Range 5 West New Westminster District Plan 39242	**India Cultural Centre of Canada** 8600 No 5 Road Richmond, B.C. V6Y 2V4	43.9% 21,778.93 m^2	56.1% 27,828.07 m^2	Remaining portion of Building	100% of Manse 103.87 m^2
International Buddhist Society (046-195-007) 9160 Steveston Highway Manse The land under the taxable improvements situated on this property shall also be assessed as taxable.	PID 026-438-160 Section 3 Block 3 North Range 6 West New Westminster District Plan BCP19994 Parcel 1	**International Buddhist Society** 9160 Steveston Highway Richmond, B.C. V7A 1M5	36.5% 16,458.69 m^2	63.5% 28,622.31 m^2	83.2% of remaining hall 3,132.4 m^2 0% of farm buildings	16.8% of hall used for Manse and dining 632.0 m^2 100% of farm buildings
Ling Yen Mountain Temple (030-901-000) 10060 No. 5 Road (Site Area 4.916 Acres) Manse	PID 025-566-806 Lot 42 Except: Part Dedicated Road on Plan LMP22689, Section 31 Block 4 North Range 5 West New Westminster District Plan 25987	**Ling Yen Mountain Temple** 10060 No. 5 Road Richmond, B.C. V7A 4C5	27.7% 5,502.6 m^2 1.36 acres	72.3% 14,391.7 m^2 3.556 acres	50.6% 1,199.3 m^2	49.4% 1,171.8 m^2

CNCL-159

SCHEDULE B to BYLAW 10027

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Nanaksar-Gurdwara-Gursikh Temple (002-822-001) 18691 Westminster Highway (Site Area 14.88 Acres) Manse	PID 023-751-878 Lot 1 Section 6 Block 4 North Range 4 West New Westminster District Plan 33029	**Nanaksar-Gurdwara-Gursikh Temple** 18691 Westminster Highway Richmond, B.C. V6V 1B1	16% 9,619.5 m^2 2.377 acres	84% 50,597.7 m^2 12.503 acres	86.9% of Manse 2,925.05 m^2 100% of Religious Hall	13.1% of Manse 441.29 m^2
Parish of St. Alban's (Richmond) (064-132-000) 7260 St. Alban's Road Manse	PID 013-077-911 Parcel One Section 16 Block 4 North Range 6 West New Westminster District Reference Plan 80504	**Parish of St. Alban's (Richmond)** 7260 St. Alban's Road Richmond, B.C. V6Y 2K3	91.6% 4,464.1 m^2	8.4% 406.9 m^2	0% of Manse 100% of Religious Hall	100% of Manse 83.6 m^2
Parish of St. Anne's - Steveston, B.C. (097-615-002) 4071 Francis Road Religious Hall Commercial Use	PID 002-456-320 Lot 2 of Section 23 Block 4 North Range 7 West New Westminster District Plan 70472	**Parish of St. Anne's** 4071 Francis Road Richmond, B.C. V7C 1J8	99.2% 3,067.86 m^2	0.8% 24.14 m^2	97.8% 1,090.66 m^2	2.2% 24.14 m^2
Peace Evangelical Church (025-231-041) 8280 No. 5 Road Manse	PID 004-099-303 Lot 24 Section 19 Block 4 North Range 5 West New Westminster District Plan	**Peace Evangelical Church** 8280 No. 5 Road Richmond, B.C. V6Y 2V4	34.4% 3,614.3 m^2 0.893 acres	65.6% 6,892.7 m^2 1.703 acres	100% of Religious Hall 0% of Manse	100% Manse

CNL-40

SCHEDULE B to BYLAW 10027

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Richmond Alliance Church (047-535-044) 11371 No. 3 Road (Site Area 2.5 acres)	PID 004-113-331 South Half of 14 Section 5 Block 3 North Range 6 West New Westminster District Plan 4120	**Christian and Missionary Alliance (Canadian Pacific District)** 11371 No. 3 Road Richmond, B.C. V7A 1X3	80% 8,077.5 m^2 1.996 acres	20% 2,030.5 m^2 0.504 acres	100%	0%
Richmond Baptist Church (063-972-089) 6560 Blundell Road Manse and Parking	PID 006-457-118 Lot 43 Section 19 Block 4 North Range 6 West New Westminster District Plan 30356	**Richmond Baptist Church** 6640 Blundell Road Richmond, B.C. V7C 1H8	57% 1,151.4 m^2	43% 868.6 m^2	0% of Manse	100% of Manse 106.84 m^2
Richmond Baptist Church (066-062-000) 6560 Blundell Road Manse and Parking	PID 033-732-193 Section 19 Block 4 North Range 6 West New Westminster District Plan 71422 Parcel A	**Richmond Baptist Church** 6640 Blundell Road Richmond, B.C. V7C 1H8	Portion of land not under church	Land under manse	0% of Manse 100% of Religious Hall	100% of Manse
Richmond Pentecostal Church (060-287-008) 9260 Westminster Highway Manse and Parking	PID 004-140-125 Lot A Section 10 Block 4 North Range 6 West New Westminster District Plan 13172	**Pentecostal Assemblies of Canada** 9260 Westminster Highway. Richmond, B.C. V6X 1B1	30% Paved parking area behind building 652.2 m^2	70% Non-parking area 1,521.8 m^2	0%	100%

COUNCIL 461

SCHEDULE B to BYLAW 10027

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Richmond Pentecostal Church (060-300-000) 9300 Westminster Highway	PID 024-957-828 Lot 107 Section 10 Block 4 North Range 6 West New Westminster District Plan 64615	**Pentecostal Assemblies of Canada** 9300 Westminster Highway Richmond, B.C. V6X 1B1	58.7% 8,093.7 m^2 2 acres	51.3% 5,690.3 m^2 1.4 acres	100%	0%

SCHEDULE B to BYLAW 10027

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
The Science of Spirituality Eco Centre (045-488-098) Civic address: 11011 Shell Road Farm Land	**PID 015-725-871** Parcel F (Reference Plan 2869) Section 2 Block 3 North Range 6 West New Westminster District Except: Part Dedicated Road on Plan LMP4152 **PID 013-082-566** North Easterly 5 and 1/5th Square Chains Section 2 Block 3 North Range 6 West New Westminster District Except: Part Dedicated Road by Plan LMP54152 **PID 015-342-433** Parcel D (Explanatory Plan 1980) Section 2 Block 3 North Range 6 West New Westminster District **PID 015-725-880** Parcel "G" (Reference Plan 2870) Section 2 Block 3 North Range 6 West New Westminster District	**Science of Spirituality SKRM Inc.** 9100 Van Horne Way Richmond, B.C. V6X 1W3	50% 385 m^2	50% 385 m^2	100%	0%

CNCL - 463

SCHEDULE B to BYLAW 10027

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
The Shia Muslim Community of British Columbia (024-941-069) 8580 No. 5 Road (Site Area 9.8 acres)	PID 004-884-850 Lot 20 Section 19 Block 4 North Range 5 West New Westminster District Plan 39242	**The Shia Muslim Community of British Columbia** 8580 No. 5 Road Richmond, B.C. V6Y 2V4	38.1% 15,117.2 m^2 3.736 acres	61.9% 24,512.8 m^2 6.064 acres	100%	0%
South Arm United Church (047-431-056) 11051 No. 3 Road (Site Area 6.42 acres)	PID 015-438-562 Parcel "E" (Explanatory Plan 21821) of Lots 1 and 2 of Parcel "A" Section 5 Block 3 North Range 6 West New Westminster District Plan 4120 EXCEPT: FIRSTLY: Part Subdivided by Plan 29159 AND SECONDLY: Parcel "D" (Bylaw Plan 79687)	**Congregation of the South Arm United Church of Canada** 11051 No. 3 Road Richmond, B.C. V7A 1X3	31.6% 8,093.7 m^2 2 acres	68.4% 17,496.3 m^2 4.42 acres	100%	0%
St. Gregory Armenian Apostolic Church of BC (018-330-000) 13780 Westminster Highway	PID 002-946-068 Lot "A" (RD 190757) Section 8 Block 4 North Range 5 West New Westminster District Plan 12960	**Armenian Apostolic Church of British Columbia** 13780 Westminster Highway Richmond, B.C. V6V 1A2	95% 2,505.15 m^2	5% 131.85 m^2	100%	0%

CNCL-464

SCHEDULE B to BYLAW 10027

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
St. Joseph The Worker Parish (099-300-034) 4451 Williams Road (Site Area 8.268 acres) 3.26 and 5.00 acres	PID 010-887-725 Parcel "C" (Explanatory Plan 8670) of Lots 3 and 4 Except: Part Subdivided by Plan 30525; Section 26 Block 4 North Range 7 West New Westminster District Plan 3139	**Roman Catholic Archbishop of Vancouver** St. Joseph the Worker Parish 4451 Williams Road Richmond, B.C. V7E 1J7	38.8% (School portion exempted under Schedule C) 9,397.07 m^2 2.32 acres	61.2% 14,838.13 m^2 3.67 acres	60% 635.4 m^2	40% 423.6 m^2
St. Monica's Parish (040-800-004) 12011 Woodhead Road (Site Area 1.60 acres) Manse and Hall	PID 024-840-319 Lot A Section 31 Block 5 North Range 5 West New Westminster District Plan LMP47203	**Roman Catholic Archbishop of Vancouver** St. Monica's Parish 12011 Woodhead Road Richmond, B.C. V6V 1G2	Note: The land under the manse is exempt; the manse itself is not exempt. 73.35% 4,744.33 m^2 1.17 acres	Note: The land under the manse is exempt; the manse itself is not exempt. 26.65% 1,723.67 m^2 0.43 acres	0% of Manse 100% of Religious Hall	100% of Manse 196.8 m^2

CNCL-465

SCHEDULE B to BYLAW 10027

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
St. Paul's Roman Catholic Parish (067-043-063) 8251 St. Alban's Road (Site Area 4.77 acres)	PID 010-900- 691 Lot 15 Except: Firstly: Part Dedicated as Road on Plan 20753, Secondly; Part Subdivided by Plan 58438; Section 21 Block 4 North Range 6 West New Westminster District Plan 3238	**Catholic Independent Schools of Vancouver Archdiocese** St. Paul's Roman Catholic Parish 8251 St. Alban's Road Richmond, B.C. V6Y 2L2	40% 7,698.4 m^2 1.90 acres	60% 11,547.6 m^2 2.86 acres	100%	0%
Steveston Buddhist Temple (087-401-000) 4360 Garry Street (Site Area 4.53 acres)	PID 001-235-265 Lot 132 Except: Firstly: Part Road on Plan LMP20538, Secondly: Part Subdivided by Plan LMP25471, Section 2 Block 3 North Range 7 West New Westminster District Plan 40449	**Steveston Buddhist Temple** 4360 Garry Street Richmond, B.C. V7E 2V2	44.15% 8,093.7 m^2 2 acres	55.85% 10,238.56 m^2 2.53 acres	100%	0%
Thrangu Monastery Association (025-193-000) 8140 No. 5 Road Manse	PID 027-242-838 Lot A Section 19 Block 4N Range 5W New Westminster District Plan BCP32842	**Thrangu Monastery Association** 8140 No. 5 Road Richmond, B.C. V6Y 2V4	0% of land beneath the dormitory 59.55% 11,421.8 m^2 2.82 acres	100% of land beneath the dormitory 40.45% 7,759.2 m^2 1.92 acres	76.3% 2,060.1 m^2	23.7% 639 m^2

CNCF-469

SCHEDULE B to BYLAW 10027

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Thrangu Monastery Association (025-193-000) & (025-202-011) - Combined 8140/8160 No. 5 Road	PID 027-242-838 Lot A Section 19 Block 4N Range 5W New Westminster District Plan BCP32842	**Thrangu Monastery Association** 8140 No. 5 Road Richmond, B.C. V6Y 2V4	59.55% 11,421.8 m^2 2.82 acres	40.45% 7,759.2 m^2 1.92 acres	100% of the shed used to store religious artefacts	0%
Towers Baptist Church (070-201-000) 10311 Albion Road (Site Area 2.148 acres) Manse	PID 000-565-318 Parcel "A" Except Part on Plan 32239 Section 26 Block 4 North Range 6 West New Westminster District Plan 22468	**New Wineskins Society** 10311 Albion Road Richmond, B.C. V7A 3E5	78.9% 7,002.4 m^2 1.73 acres	21.1% 1,872.6 m^2 0.418 acres	0% of Manse 100% of Religious Hall	100% Manse 162.6 m^2
Trinity Lutheran Church Hall (064-438-000) 7100 Granville Avenue Manse and Hall	PID 025-555-669 Section 17 Block 4 North Range 6 West Plan BCP3056 Parcel A	**Trinity Lutheran Church – Richmond** 7100 Granville Avenue Richmond, B.C. V6Y 1N8	87.09% 6,012.32	12.91% Manse 891.68 m^2	0% of Manse 100% of Religious Hall	100% of Manse 142.5 m^2 0% of Religious Hall

CNCL-467

SCHEDULE B to BYLAW 10027

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Vancouver International Buddhist Progress Society (082-304-006) 8271 Cambie Road (Site Area 0.757 acres)	PID 00-316-002 9 Section 28 Block 5 North Range 6 West Plan 7532	**Vancouver International Buddhist Progress Society** 6680 – 8181 Cambie Road Richmond, B.C. V6X 3X9	76% 2,322.58 m^2	24% 740.42 m^2	N/A	N/A
Vancouver International Buddhist Progress Society (082-265-059) 6680 – 8181 Cambie Road Manse	PID 018-553-591 Strata Lot 59 Section 28 Block 5 North Range 6 West New Westminster District Plan Strata Plan LMS1162	**Vancouver International Buddhist Progress Society** 6680 – 8181 Cambie Road Richmond, B.C. V6X 3X9	91.72% 1,212.05 m^2	8.28% 109.40 m^2	0% of Manse Remaining Religious Hall	100% Manse 109.4 m^2
Vancouver International Buddhist Progress Society (082-265-060) 6690 – 8181 Cambie Road	PID 018-553-605 Strata Lot 60 Section 28 Block 5 North Range 6 West New Westminster District Plan Strata Plan LMS1162	**Vancouver International Buddhist Progress Society** 6680 – 8181 Cambie Road Richmond, B.C. V6X 3X9	Included in Above Calculation	Included in Above Calculation	Included in Above Calculation	Included in Above Calculation

CNCL - 48

SCHEDULE B to BYLAW 10027

NAME, ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PARCEL	MAILING ADDRESS	PROPORTION OF LAND EXEMPTED FROM TAXATION	PROPORTION OF LAND TAXABLE	PROPORTION OF IMPROVEMENTS EXEMPTED FROM TAXATION	PROPORTION OF IMPROVEMENT TAXABLE
Vedic Cultural Society of BC (025-212-021) 8200 No 5 Road	PID 011-053-551 South Half Lot 3 Block A Section 19 Block 4 North Range 5 West New Westminster District Plan 4090	**Vedic Cultural Society of BC** 8200 No 5 Road Richmond, B.C. V6Y 2V4	88% 8,883.6 m^2	12% 1,211.4 m^2	99.1% 2,144.6 m^2	0.9% 18.9 m^2

SCHEDULE C to BYLAW 10027

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	TENANTS MAILING ADDRESS
(057-614-000) 200 – 7451 Elmbridge Way	PID 007-501-129 Lot 87 Section 5 Block 4 North Range 6 West New District Plan 36964	That portion of the property occupied by the Richmond Emmanuel Church	**Richmond Emmanuel Church** 200 – 7451 Elmbridge Way Richmond, B.C. V6X 1B8
(136-467-527) 3211 Grant McConachie Way	PID 009-025-103 Lot 58 Sections 14, 15, 16, 17, 20, 21, 23 and 29 Block 5 North Range 7 West New Westminster District Plan 29409	That portion of the property occupied by Vancouver Airport Chaplaincy	**Vancouver Airport Chaplaincy** Box 32362 Domestic Terminal RPO Richmond, B.C. V7B 1W2

SCHEDULE D to BYLAW 10027

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	OWNER/HOLDER'S MAILING ADDRESS
(086-938-001) 11820 No. 1 Road	PID 001-431-030 Lot 2 Section 2 Block 3 North Range 7 West NWD Plan 69234	**Anavets Senior Citizens Housing Society** #200 - 951 East 8th Avenue Vancouver, B.C. V5T 4L2

SCHEDULE E to BYLAW 10027

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	OWNER/HOLDER'S MAILING ADDRESS
(058-885-000) 6531 Azure Road	PID 003-680-100 Lot 525 Section 7 Block 4 North Range 6 West NWD Plan 25611	**Development Disabilities Association** 100 – 3851 Shell Road Richmond, B.C. V6X 2W2
(067-321-001) 8400 Robinson Road	PID 009-826-386 Lot 80 Except: Part Subdivided by Plan 81951, Section 21 Block 4 North Range 6 West NWD Plan 12819	**Development Disabilities Association** 100 – 3851 Shell Road Richmond, B.C. V6X 2W2
(099-371-000) 4811 Williams Road	PID 004-864-077 Lot 4 Section 26 Block 4 North Range 7 West NWD Plan 17824	**Greater Vancouver Community Service Society** 500 – 1212 W. Broadway Vancouver, B.C. V6H 3V1
(080-622-000) 11331 Mellis Drive	PID 004-107-292 Lot 175 Section 25 Block 5 North Range 6 West NWD Plan 53633	**Pinegrove Place** Mennonite Care Home Society of Richmond 11331 Mellis Drive Richmond, B.C. V6X 1L8
(082-199-000) 9020 Bridgeport	PID 002-672-855 Block 5 North Range 6West New Westminster District Plan 60997 Parcel B, Section 27/28, REF 60997	**0952590 BC Ltd.** **Richmond Lion's Manor** 400 – 13450 102nd Avenue Surrey BC V3T 0H1
(099-561-000) 9580 Pendleton Road	PID 003-751-678 Lot 450 Section 26 Block 4 North Range 7 West NWD Plan 66281	**Richmond Society for Community Living** 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(064-762-037) 303 – 7560 Moffatt Road	PID 014-890-305 Strata Lot 37 Section 17 Block 4 North Range 6 West New Westminster District Strata Plan NW3081	**Richmond Society for Community Living** 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5

CNCL - 172

SCHEDULE E to BYLAW 10027

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	OWNER/HOLDER'S MAILING ADDRESS
(087-058-109) 9 – 11020 No. 1 Road	PID 013-396-901 Strata Lot 9 Section 2 Block 3 North Range 7 West New Westminster District Strata Plan NW2952	**Richmond Society for Community Living** 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(097-575-028) 4433 Francis Road	PID 003-887-022 Lot 890 Section 23 Block 4 North Range 7 West New Westminster District Plan 66590	**Richmond Society for Community Living** 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(099-126-002) 5728 Woodwards Road	PID 027-789-471 Lot A Section 25 Block 4 North Range 7 West New Westminster District Plan BCP39662	**Richmond Society for Community Living** 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(090-315-105) 5862 Dover Crescent	PID 023-648-058 Strata Lot 105 Section 1 Block 4 North Range 7 West New Westminster District Strata Plan LMS2643	**Riverside Children's Centre** Developmental Disability Association 100 – 3851 Shell Road Richmond, B.C. V6X 2W2
(065-571-000) 6260 Blundell Road	PID 005-146-135 Lot "A" (RD135044) Section 19 Block 4 North Range 6 West New Westminster District Plan 48878	**Rosewood Manor** Richmond Intermediate Care Society 6260 Blundell Road Richmond, B.C. V7C 5C4
(089-830-129) 5500 Andrews Road, Unit 100	PID 023-684-801 Strata Lot 129 Section 12 Block 3 North Range 7 West New Westminster District Strata Plan LMS2701	**Treehouse Learning Centre** Richmond Society for Community Living 170 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5

CNCL - 473

SCHEDULE E to BYLAW 10027

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	OWNER/HOLDER'S MAILING ADDRESS
084-988-041 10411 Odlin Road	PID 017-418-780 Lot 141 Section 35 Block 5 North Range 6 West New Westminster District Plan LMP942	**Turning Point Recovery Society** Suite 260 – 7000 Minoru Blvd. Richmond, BC V6Y 3Z5

SCHEDULE F to BYLAW 10027

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	OWNER/HOLDER'S MAILING ADDRESS
(094-282-297) 7251 Langton Road	PID 003-460-525 Lot 319 Section 13 Block 4 North Range 7 West NWD Plan 49467	**Richmond Legion Senior Citizen Society** #800 – 7251 Langton Road. Richmond, B.C. V7C 4R6

SCHEDULE G to BYLAW 10027

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(056-610-001) 8911 Westminster Highway	PID 017-240-107 Lot 1 Sections 3 and 4 Block 4 North Range 6 West NWD Plan LMP 00069	100%	**Canadian Mental Health Association** 7351 Elmbridge Way Richmond, B.C. V6X 1B8
(059-905-125) 8300 Cook Road	PID 023-800-496 Strata Lot 125 Section 9 Block 4 North Range 6 West New Westminster District Strata Plan LMS2845 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1	100% that is occupied by Society of Richmond Children's Centres	**Cook Road Children's Centre** Society of Richmond Children's Centres 110 – 6100 Bowling Green Road Richmond, B.C. V6Y 4G2
(011-892-000) 23591 Westminster Highway	PID 028-376-650 Lot B Section 36 Block 5 North Range 4 West New Westminster District Plan BCP46528	That portion of the property occupied by Richmond Children's Centres	**Cranberry Children's Centre** Society of Richmond Children's Centres 23591 Westminster Highway Richmond, B.C.
(094-391-000) 7611 Langton Road	PID 004-700-368 Lot 11 Section 13 Block 4 North Range 7 West NWD Plan 19107	100%	**Development Disabilities Association** 100 – 3851 Shell Road Richmond, B.C. V6X 2W2
(030-700-000) 10640 No. 5 Road	PID 028-631-595 Lot F Section 31 Block 4 North Range 5 West New Westminster District Plan EPP12978	That portion of property occupied by Richmond Children's Centres	**Gardens Children's Centre** Society of Richmond Children's Centres 4033 Stolberg Street Richmond, B.C. V6X 3N7

SCHEDULE G to BYLAW 10027

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(064-810-001) 7000 Minoru Boulevard	PID 018-489-613 Lot 1 Section 17 Block 4 North Range 6 West NWD Plan LMP 12593	100% of land and improvements leased to Richmond Caring Place or 8,038 sq.m. as indicated in LMP 12594	**Richmond Caring Place** 140 – 7000 Minoru Boulevard Richmond, B.C. V6Y 3Z5
(067-813-000) 8660 Ash Street	PID 017-854-997 Lot C Section 22 Block 4 North Range 6 West Plan 2670	Exempting that portion of the property occupied by the Richmond Family Place	**Richmond Family Place** 8660 Ash Street Richmond, B.C. V6Y 2S3
(073-560-608) 10388 No. 2 Road	PID 029-631-408 Lot 2 Section 31 Block 4 North Range 6 West New Westminster District Plan EPP49229	That portion of property occupied by YMCA of Greater Vancouver	**Seasong Child Care Centre** YMCA of Greater Vancouver 955 Burrard Street Vancouver,B.C. V6Z 1Y2
(093-050-002) 6011 Blanshard Drive	PID 019-052-685 Lot 2 Section 10 Block 4 North Range 7 West New Westminster District Plan LMP19283	100% that is occupied by Society of Richmond Children's Centres	**Terra Nova Children's Centre** Society of Richmond Children's Centres 110 – 6100 Bowling Green Road Richmond, B.C. V6Y 4G2
(084-195-000) 4033 Stolberg Street	PID 028-745-540 Section 34 Block 4 North Range 6 West New Westminster District Plan BCP49848 Air Space Parcel 3	100% that is occupied by Society of Richmond Children's Centres	**West Cambie Child Care Centre** Society of Richmond Children's Centres 110 – 6100 Bowling Green Road Richmond, B.C. V6Y 4G2

CNCL - 477

SCHEDULE G to BYLAW 10027

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(057-600-003) 650-5688 Hollybridge Way	PID 030 085 489 Section 5 Block 4 North Range 6 West NWD Plan EPP65030 Air Space Parcel 1	100%	**Willow Early Care and Learning Centre** Atira Women's Resource Society #201 – 190 Alexander Street Vancouver, B.C. V6A 1B5
(079-771-028) 10311 River Drive	PID 028-792-343 Lot 6 Section 23 Block 5 North Range 6 West NWD Plan BCP49352 Except Plan EPP55252	100% of the portion of the property in the name of the City of Richmond and occupied by Atira Women's Resource Society	**Atira Women's Resource Society** #201 – 190 Alexander Street Vancouver, B.C. V6A 1B5

SCHEDULE H to BYLAW 10027

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(057-902-804) 2005 – 6111 River Road	PID 027-090-434 Lot 8 Section 6 Block 4 North Range 6 West New Westminster District Plan BCP30383	That portion of the property occupied by Canadian Sport Institute Pacific Society	**Canadian Sport Institute Pacific Society** 2005 – 6111 River Road Richmond, BC V7C 0A2
(097-842-000) 4780 Blundell Road	PID 001-145-801 Lot 2 Block 4 North Range 7 West New Westminster District Plan 3892	That portion of the property occupied by Girl Guides of Canada	**Girl Guides of Canada** 4780 Blundell Road Richmond, B.C. V7C 1G9
(051-52[illegible]010) 11551 L[illegible]ke Road	PID 014-924-781 Dedicated Park Plan 565772		**Girl Guides of Canada** 1476 West 8th Avenue Vancouver, BC V6H 1E1
(083-46[illegible]000) 7411 River Road	PID 007 206 518 Lot "N" Except: Part Subdivided by Plan 35001, Fractional Section 6 and of Sections 5, 7 and 8 Block 4 North Range 6 West and of Fractional Section 32 Block 5 North Range 6 West New Westminster District Plan 23828 (see R083-466-000, R083-467-000, R083-467-505 for remainder)	That portion of the property occupied by Navy League of Canada National Council	**Navy League of Canada National Council** c/o Richmond/Delta Branch Box 43130 Richmond, B.C. V6Y 3Y3
(083-218-000) 7400 River Road (Unit 140)	PID 003-752-534 Lot 20 Section 32 Block 5 North Range 6 West New Westminster District Plan 40727	That portion of the property occupied by Richmond Gymnastics Association	**Richmond Gymnastics Association** Unit 140 – 7400 River Road Richmond B.C. V6Y 2C1

CNCL - 479

SCHEDULE H to BYLAW 10027

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(059-477-003) 6133 Bowling Green Road	PID 009 300 261 Lot 26, Except that part in Plan LMP39941 Section 8 Block 4 North Range 6 West New Westminster District Plan 24068	That portion of the property occupied by Richmond Lawn Bowling Club	**Richmond Lawn Bowling Club** 7321 Westminster Highway Richmond, B.C. V6X 1A3
(082-479-000) 7760 River Road	PID 009 311 998 Lot 2 Except: Firstly; Part Subdivided by Plan 28458; Secondly; Parcel "C" (Bylaw Plan 62679); Thirdly: Parcel G (Bylaw Plan 80333); Sections 29 and 32 Block 5 North Range 6 West New Westminster District Plan 24230	That portion of the property occupied by Richmond Rod and Gun Club	**Richmond Rod and Gun Club** P.O. Box 26551 Blundell Centre Post Office Richmond, B.C. V7C 5M9
(083-2[illegible]-000) 7400 River Road (Unit 140)	PID 003-752-534 Lot 20 Section 32 Block 5 North Range 6 West New Westminster District Plan 40727	That portion of the property occupied by Richmond Rod and Gun Club	**Richmond Rod and Gun Club** P.O. Box 26551 Blundell Centre Post Office Richmond, B.C. V7C 5M9
(059-216-001) 6820 Gilbert Road	PID 017 844 525 Lot A Section 8 Block 4 North Range 6 West, New Westminster District Plan LMP 5323	That portion of the property occupied by Richmond Tennis Club	**Richmond Tennis Club** 6820 Gilbert Road Richmond, B.C. V7C 3V4
(057-590-001) 5540 Hollybridge Way	PID 007 250 983 Lot 73 Except: Part Subdivided by Plan 48002; Sections 5 and 6 Block 4 North Range 6 West New Westminster District Plan 36115	That portion of the property occupied by Richmond Winter Club	**Richmond Winter Club** 5540 Hollybridge Way Richmond, B.C. V7C 4N3

SCHEDULE H to BYLAW 10027

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(088-500-046) 2220 Chatham Street	PID 004-276-159 Block 3 N Range 7W Section 4 Parcel D, Except Plan REF 43247, EXP 60417, REF 10984 File NO 1000-14-045	That portion of the property occupied by Scotch Pond Heritage Cooperative	**Scotch Pond Heritage Cooperative** 3811 Moncton Street Richmond, B.C. V7E 3A0

SCHEDULE I to BYLAW 10027

ROLL NO. & CIVIC ADDRESS	LEGAL DESCRIPTION OF PROPERTY	PORTION OF LAND AND IMPROVEMENT EXEMPTED FROM TAXATION	OWNER/HOLDER (MAILING ADDRESS)
(085-643-001) Unit 140-160 11590 Cambie Road	PID 018-844-456 Lot C Section 36 Block 5 North Range 6 West Plan LMP17749 Except Plan BCP 14207	That portion of the property occupied by Richmond Public Library	**Richmond Public Library** Cambie Branch Unit 150 - 11590 Cambie Road Richmond, B.C. V6X 3Z5
(044-761-005) 11688 Steveston Highway	PID 023-710-047 Lot 1 Section 1 Block 3 North Range 6 West Plan 32147	That portion of the property occupied by Richmond Public Library	**Richmond Public Library** Ironwood Branch 11688 Steveston Highway, Unit 8200 Richmond, B.C. V7A 1N6
(031-964-003) 14300 Entertainment Boulevard	PID 023-672-269 Lot C Section 33 Block 4 North Range 5 West NWD Plan LMP31752	That portion of the property occupied by City of Richmond	**City of Richmond** 6911 No. 3 Road Richmond, B.C. V6Y 2C1
(057-902-800) 6111 River Road	PID 027-090-434 Lot 8 Section 6 Block 4 North Range 6 West Plan BCP30383	That portion of the property occupied by Richmond Oval Corporation	**City of Richmond** 6911 No. 3 Road Richmond, B.C. V6Y 2C1
(051-557-060) 12071 No. 5 Road	PID 013-082-531 Section 12 Block 3 North Range 6 West NWD Plan 15624 Parcel A-J, Part NE 1/4, Ref 15624, Ref 8114 File No. 1000-05-021	That portion of the property occupied by Richmond Animal Protection Society	**City of Richmond** 6911 No. 3 Road Richmond, B.C. V6Y 2C1
(057-561-001) 5900 Minoru Boulevard	Lot A Section 5 Block 4 North 6 West New Westminster District Plan BCP45912	That portion of the property occupied by City Centre Community Centre	**City of Richmond** 6911 No. 3 Road Richmond, B.C. V6Y 2C1

CNCL - 482