



**Planning Committee
Electronic Meeting**

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

**Tuesday, March 22, 2022
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-5 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on March 8, 2022.*



NEXT COMMITTEE MEETING DATE

April 5, 2022, (tentative date) at 4:00 p.m. in the Council Chambers

PLANNING AND DEVELOPMENT DIVISION

- APPLICATION BY PAKLAND PROPERTIES FOR REZONING AT 11720 WILLIAMS ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “COMPACT SINGLE DETACHED (RC2)” ZONE**
(File Ref. No. RZ 21-936290; 12-8060-20-010359) (REDMS No. 6839252)

PLN-11

See Page PLN-11 for full report

Designated Speakers: Wayne Craig and Cynthia Lussier

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10359, for the rezoning of 11720 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, be introduced and given first reading.



2. **APPLICATION BY ZHAO XD ARCHITECT LTD. FOR REZONING AT 8031, 8051, 8071 NO. 2 ROAD AND 5760, 5780, 5786 BLUNDELL ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “MEDIUM DENSITY TOWNHOUSES (RTM3)” ZONE**
(File Ref. No. RZ 18-829337) (REDMS No. 6839337)

PLN-30

[See Page PLN-30 for full report](#)

Designated Speakers: Wayne Craig and Jordan Rockerbie

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10001, for the rezoning of 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM3)” zone, be introduced and given first reading.



3. **HOUSING AGREEMENT BYLAW NO. 10129 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 8131 WESTMINSTER HIGHWAY**
(File Ref. No. 08-4057-05) (REDMS No. 6821233)

PLN-70

[See Page PLN-70 for full report](#)

Designated Speaker: Cody Spencer

STAFF RECOMMENDATION

That Housing Agreement (8131 Westminster Highway) Bylaw No. 10129 to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by Development Permit DP 18-797127, be introduced and given first, second and third readings.



Pg. # ITEM

4. **2017–2022 CHILD CARE NEEDS ASSESSMENT AND STRATEGY – 2021 UPDATE**

(File Ref. No. 07-3070-01) (REDMS No. 6841475)

PLN-99

See Page PLN-99 for full report

Designated Speaker: Chris Duggan

STAFF RECOMMENDATION

- (1) *That the 2017–2022 Child Care Needs Assessment and Strategy – 2021 Update (Attachment 1) as outlined in the staff report titled, “2017–2022 Child Care Needs Assessment and Strategy – 2021 Update,” dated February 14, 2022, from the Director, Community Social Development, be received for information; and*
- (2) *That the 2017–2022 Child Care Needs Assessment and Strategy – 2021 Update be distributed to key stakeholders, local Members of Parliament, local Members of the Legislative Assembly and posted on the City website.*



5. **DRAFT SENIORS STRATEGY 2022–2032**

(File Ref. No. 08-4057-04) (REDMS No. 6787374)

PLN-141

See Page PLN-141 for full report

Designated Speaker: Debbie Hertha

STAFF RECOMMENDATION

- (1) *That the draft Seniors Strategy 2022–2032, as outlined in the staff report titled “Draft Seniors Strategy 2022–2032,” dated January 27, 2022 from the Director, Community Social Development, be approved;*
- (2) *That staff be authorized to seek public feedback on the draft Seniors Strategy for the purposes of finalizing the strategy; and*
- (3) *That staff report back to City Council with the final Seniors Strategy, including a summary of the public feedback received.*



ADDED 6. **ZONING BYLAW AMENDMENT – PUBLIC HEARING REQUIREMENT**
(File Ref. No. 12-8060-01) (REDMS No. 6843205)

PLN-213 See Page **PLN-213** for full report

Designated Speaker: Matthew O’Halloran

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 10360, to provide for a Public Hearing requirement, be introduced and given first reading.

ADDED 7. **URBAN AGRICULTURE IN THE CITY CENTRE**
(File Ref. No.) (REDMS No.)

Designated Speaker: Councillor Harold Steves

8. **MANAGER’S REPORT**

ADJOURNMENT





Planning Committee

Date: Tuesday, March 8, 2022

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo, (by teleconference)
Councillor Chak Au
Councillor Carol Day (by teleconference)
Councillor Andy Hobbs
Councillor Harold Steves (by teleconference)

Also Present: Councillor Michael Wolfe (by teleconference)

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 February 23, 2022, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY ART HOMES LTD. FOR REZONING AT 4400, 4420, AND 4440 SMITH CRESCENT FROM THE “SINGLE DETACHED (RS1/F)” ZONE TO THE “HIGH DENSITY TOWNHOUSES (RTH1)” ZONE**
(File Ref. No. RZ 18-802860; 12-8060-20-009877) (REDMS No. 6817810)

Staff provided a brief summary highlighting that the applicant is proposing to rezone the three properties to permit a 34 unit townhouse development consistent with the Hamilton Area plan and that tree retention is proposed along the rear and front of the site.

Planning Committee
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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9877, for the rezoning of 4400, 4420, and 4440 Smith Crescent from the “Single Detached (RS1/F)” zone to the “High Density Townhouses (RTH1)” zone, be introduced and given first reading.

The question on the motion was not called as discussion ensued regarding (i) environmental components to the project including green roofs, solar panels, native planting on site and the use of renewable energy sources for heating and cooling, and (ii) tandem parking being a commonly used application in the Hamilton area in order to achieve the floodplain construction levels.

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

2. **APPLICATION BY TERRA SPIRES DEVELOPMENT LP FOR REZONING AT 8740, 8760, 8780 AND 8800 SPIRES ROAD, AND THE SURPLUS PORTION OF THE SPIRES ROAD ROAD ALLOWANCE FROM SINGLE DETACHED (RS1/E) TO PARKING STRUCTURE TOWNHOMES (RTP4)**

(File Ref. No. RZ 19-870807; 12-8060-20-010357) (REDMS No. 6790846)

Staff provided a brief summary highlighting that the property under the current City Centre Area Plan is designated for high density townhouses. The applicant is proposing to develop the property and the surplus portion of the Spires Road allowance into 36 townhouses and provide three secondary suites. The project will meet energy step code requirements and seven trees will be retained as part of this development.

In reply to queries from the Committee staff noted that (i) there is an on going referral in the Spires Road area to look at adding additional density for the provision of rental housing, (ii) this referral will be coming forward to Committee in May or June of 2022, (iii) the applicant has elected to proceed with their application under the current area plan, (iv) the proposal is consistent with the development pattern in the area. (v) affordable housing contributions made by developers are used for city contributions towards affordable housing projects.

Discussion ensued regarding maximizing affordable housing units and it was suggested that this application be considered after the referral report on Rental Housing is brought forward in the Spring of 2022.

Planning Committee
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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10357, for the rezoning of 8740, 8760, 8780 and 8800 Spires Road, and the surplus portion of the Spires Road road allowance from “Single Detached (RS1/E)” to “Parking Structure Townhomes (RTP4)”, be introduced and given first reading.

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

It was moved and seconded

That this staff report be referred back to staff until after the Spires Road Area Rental Housing Referral report is brought forward to Planning Committee in May or June 2022.

The question on the referral motion was not called as discussion ensued regarding (i) the application meets all requirements and is consistent with the current area plan (ii) in order to pursue additional density a complete redesign of the project would need to be done by the developer.

The question on the referral motion was then called and **DEFEATED** with Cllrs. Au, Hobbs, McNulty and Loo opposed.

The question on the main motion was then called and **CARRIED** with Cllrs. Day and Steves opposed.

3. **APPLICATION BY PAKLAND PROPERTIES FOR REZONING AT 11720 WILLIAMS ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “COMPACT SINGLE DETACHED (RC2)” ZONE**

(File Ref. No. RZ 21-936290; 12-8060-20-010359) (REDMS No. 6839252)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10359, for the rezoning of 11720 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, be introduced and given first reading.

Discussion ensued regarding (i) the size of the proposed secondary suites (ii) the placement of a covenant that no sun decks are built facing the lane to ensure the privacy of the residents living on the south side of the lane, and (iii) the developer has verbally advised that they have no intent in building decks on the rear yard.

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

Planning Committee
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It was moved and seconded

That a covenant be required on the development at 11720 Williams Road, stating no sundecks can be built facing the single family homes on the south side of the lane.

The question on the motion was not called as discussion ensued regarding deferring the project to a later meeting so that the applicant can be present to answer committee's questions.

It was moved and seconded

That the staff report titled "Application by Pakland Properties for Rezoning at 11720 Williams Road From The "Single Detached (RS1/E)" Zone To The "Compact Single Detached (RC2)" Zone" from the Director, Development, dated February 18, 2022, be deferred until the next Planning Committee Meeting on March 22, 2022, and the applicant be present to answer questions.

CARRIED

Discussion ensued regarding the advantages and disadvantages of building balconies, patios, sundecks and alcoves for all single family developments in the City. As a result the following **referral motion** was introduced:

It was moved and seconded

That staff examine the advantages and disadvantages of allowing balconies, porches, patios, sundecks and alcoves in single family and multi family developments, and report back.

CARRIED

4. APPLICATION BY THE CITY OF RICHMOND FOR A TEMPORARY COMMERCIAL USE PERMIT AT 8620 AND 8660 BECKWITH ROAD

(File Ref. No. TU 22-005410) (REDMS No. 6837489)

It was moved and seconded

- (1) *That the application by the City of Richmond for an extension to Temporary Commercial Use Permit TU 18-841880 for the properties at 8620 and 8660 Beckwith Road to permit a "Parking, non-accessory" use be considered for three years from the date of issuance; and*
- (2) *That this application be forwarded to the April 19, 2022 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.*

CARRIED

4.

Planning Committee
Tuesday, March 8, 2022

5. **RICHMOND HERITAGE COMMISSION 2021 ANNUAL REPORT & 2022 WORK PROGRAM AND BUDGET ALLOCATION**

(File Ref. No. 01-0100-30-HCOM1-01) (REDMS No. 6836286)

It was moved and seconded

- (1) *That the Richmond Heritage Commission 2021 Annual Report, as presented in the staff report titled “Richmond Heritage Commission 2021 Annual Report & 2022 Work Program and Budget Allocation”, dated February 4, 2022, from the Director, Policy Planning, be received for information;*
- (2) *That the Richmond Heritage Commission 2022 Work Program, as presented in the staff report titled “Richmond Heritage Commission 2021 Annual Report & 2022 Work Program and Budget Allocation”, dated February 4, 2022, from the Director, Policy Planning, be approved; and*
- (3) *That the Richmond Heritage Commission 2022 Budget Allocation, as presented in the staff report titled “Richmond Heritage Commission 2021 Annual Report & 2022 Work Program and Budget Allocation”, dated February 4, 2022, from the Director, Policy Planning, be approved.*

The question on the motion was not called as discussion ensued regarding (i) changes to the heritage inventory (ii) liaising with different community groups in the city to work together to promote heritage in the city and (iii) staff will be looking at Heritage Conservation tools for Burkeville in the future.

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

6. **MANAGER’S REPORT**

(i) *Seasonal Farm Operations*

Staff advised Committee that letters were sent to farm operations in the city that were intending to pursue seasonal farm accommodations. Only one application has been received. Staff have written back to the other two farm operations stating that applications must be received by April 1st and if they are not received the matter will be turned over to Community Bylaws.

(ii) *Metro 2050 Regional Growth Strategy*

Metro 2050 was reconsidered at the Metro Vancouver Regional Planning Committee. It will be considered at the Metro Vancouver Board meeting on March 25th for first reading and then for Public Hearing in late April. Following that all municipalities will have to sign off on the strategy before the July final adoption.

Planning Committee
Tuesday, March 8, 2022

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:50 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, March 8, 2022

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate



To: Planning Committee
From: Wayne Craig
Director, Development

Date: February 18, 2022
File: RZ 21-936290

Re: **Application by Pakland Properties for Rezoning at 11720 Williams Road from the “Single Detached (RS1/E)” Zone to the “Compact Single Detached (RC2)” Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10359, for the rezoning of 11720 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, be introduced and given first reading.

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

WC/CL:blg
Att. 6

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

Staff Report

Origin

Pakland Properties (Khalid Hasan) on behalf of the property owners (Pavitar Sahota, Harpal Sahota, Hirdepal Sahota) has applied to the City of Richmond for permission to rezone 11720 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit a subdivision to create two lots with vehicle access from the rear lane. A location map and aerial photo are provided in Attachment 1.

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2.

Existing Site Condition and Context

A survey of the subject site is included in Attachment 3. The subject site is located on the south side of Williams Road, between Seacote Road and No. 5 Road. The subject site is currently accessed via a driveway crossing on Williams Road and there is also vehicle access to/from the existing rear lane.

Subject Site Existing Housing Profile

The subject site consists of a large lot containing a single-family dwelling that is occupied by the property owners. There are no secondary suites in the dwelling. The existing dwelling is proposed to be demolished at future development stage.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the north, immediately across Williams Road are compact lots zoned “Compact Single Detached (RC1)”.
- To the south, immediately across a lane, is a large lot zoned “Single Detached (RS1/E)” fronting Seabrook Crescent.
- To the east, are compact lots zoned “Compact Single Detached (RC2)”, which were rezoned and subdivided in 2018 (RZ 16-740422/SD 16-740424).
- To the west, is a large lot zoned “Single Detached (RS1/E)”, which has rezoning and subdivision potential as it is designated for “Arterial Road Compact Lot Single Detached” in the Arterial Road Land Use Policy.

Existing Legal Encumbrances

There are existing statutory right-of-ways (SRWs) registered on title of the property for storm sewer, telecommunication and hydro infrastructure located along the east property line. The applicant has been advised that encroachment into the SRWs is not permitted.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Single-Family Lot Size Policy 5434

The subject site is located within the area governed by Single-Family Lot Size Policy 5434, which was adopted by Council on February 19, 1990, and subsequently amended in 1991 and 2006 (Attachment 4). The Policy permits properties fronting Williams Road to rezone and subdivide in accordance with the “Compact Single Detached (RC2)” zone with vehicle access to the rear lane only.

This redevelopment proposal is consistent with the Lot Size Policy, as it would allow for the creation of two compact lots with vehicle access to the rear lane only.

Arterial Road Land Use Policy

The Arterial Road Land Use Policy identifies the subject site for “Arterial Road Compact Lot Single Detached”, which allows single detached housing on lots greater than 9.0 m wide provided that there is rear lane access. This redevelopment proposal is consistent with the Arterial Road Land Use Policy designation.

Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant has proposed to construct a one-bedroom secondary suite in each of the new dwellings. Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on title stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw.

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. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first 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

Site Access

The subject site currently has a driveway crossing to/from Williams Road, which is required to be removed and re-instated with concrete sidewalk as part of the proposed development. In accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222, vehicle access from the proposed lots to Williams Road is not permitted, and vehicle access to/from the proposed lots is required to be from the rear lane.

Tree Retention and Replacement

There are no bylaw-sized trees on the subject property. The applicant has submitted a Certified Arborist's Report, which identifies off-site trees in close proximity to the subject site, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one bylaw-sized street tree in the boulevard on Williams Road on City-owned property and one undersized tree on the neighbouring property to the east at 11726 Williams Road.

The City's Tree Preservation Coordinator and Parks Department arboriculture staff have reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- Tree tag # A located on City-owned property is in good health and fair condition. This tree has been pruned by BC Hydro for line clearance but has good vigour. The roots on the south side of the tree have been pruned for a previous City sidewalk replacement. This tree is to be retained and protected as per the Arborist's Report recommendations.
- Tree tag # B located on the neighbouring property to the east is to be retained protected as per the Arborist's Report recommendations.

The applicant has submitted a Tree Retention Plan showing the trees to be retained and the measures to be taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of:
 - A contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones (Tree tags # A and B), including installation or removal of servicing infrastructure. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment to the City for review.
 - A tree survival security in the amount of \$10,000.00 for Tree tag # A. The security will be held until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff.

The City may retain a portion of the security for a one-year maintenance period from the date of landscape inspection to ensure that the tree survives. To accompany the tree survival security, a legal agreement that sets the terms for release of the security must be entered into between the applicant and the City.

- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained (Tree tags # A and B). Tree protection fencing must be installed to City standard in accordance with the Arborist's Report recommendations and the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

Consistent with Zoning Bylaw regulations and the landscape guidelines for compact lots in the Arterial Road Land Use Policy, the applicant must plant and maintain two new trees per lot (a total of four trees). The City's Tree Preservation Coordinator has identified that the new trees must be a minimum 8 cm caliper for deciduous trees or 4 m high for coniferous trees.

To ensure that the two new required trees are planted and maintained on each lot proposed and that the front yards of the proposed lots are enhanced, the applicant is required to complete the following prior to final adoption of the rezoning bylaw:

- Submit a Landscaping Security and in the amount of \$3,000.00 (\$750.00/tree).
- Submit a Landscape Plan for the front yards prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan must comply with the guidelines of the Arterial Road Land Use Policy in the OCP.
- Submit a Landscaping Security based on 100% of a cost estimate for the proposed Landscape Plan works provided by the Landscape Architect (including materials, installation, and a 10% contingency). The security will be held until construction and landscaping on-site is completed and a site inspection is conducted. The City may retain a portion of the security for a one-year maintenance period to ensure that the landscaping survives. To accompany the landscaping security, a legal agreement that sets the terms for release of the security must be entered into between the applicant and the City.

Site Servicing

At Subdivision stage, the applicant is required to pay:

- \$25,498.97 for cost recovery of rear lane upgrades constructed as part of a City Capital Works program (i.e., \$1,168.07 per metre of frontage) in accordance with Works and Services Cost Recovery Bylaw 8752.
- Cash to the City for future lane improvements in-lieu of upgrading the lane along the subject site's lane frontage in accordance with Subdivision and Development Bylaw 8751.
- Development Cost Charges (City and GVS & DD and TransLink), School Site Acquisition Charge, Address Assignment Fees, and other costs associated with completion of the water, storm, and sanitary servicing works as described in Attachment 6.

As previously identified, the existing driveway crossing to Williams Road must be removed and re-instated with concrete sidewalk as part of the proposed development. This work is to be undertaken via a City work order.

Financial Impact

This 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

This application is to rezone the property at 11720 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone to permit the property to be subdivided to create two lots, with vehicle access from the rear lane.

This rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the OCP and it complies with Single-Family Lot Size Policy 5434.

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10359 be introduced and given first reading.



Cynthia Lussier
Planner 2
(604-276-4108)

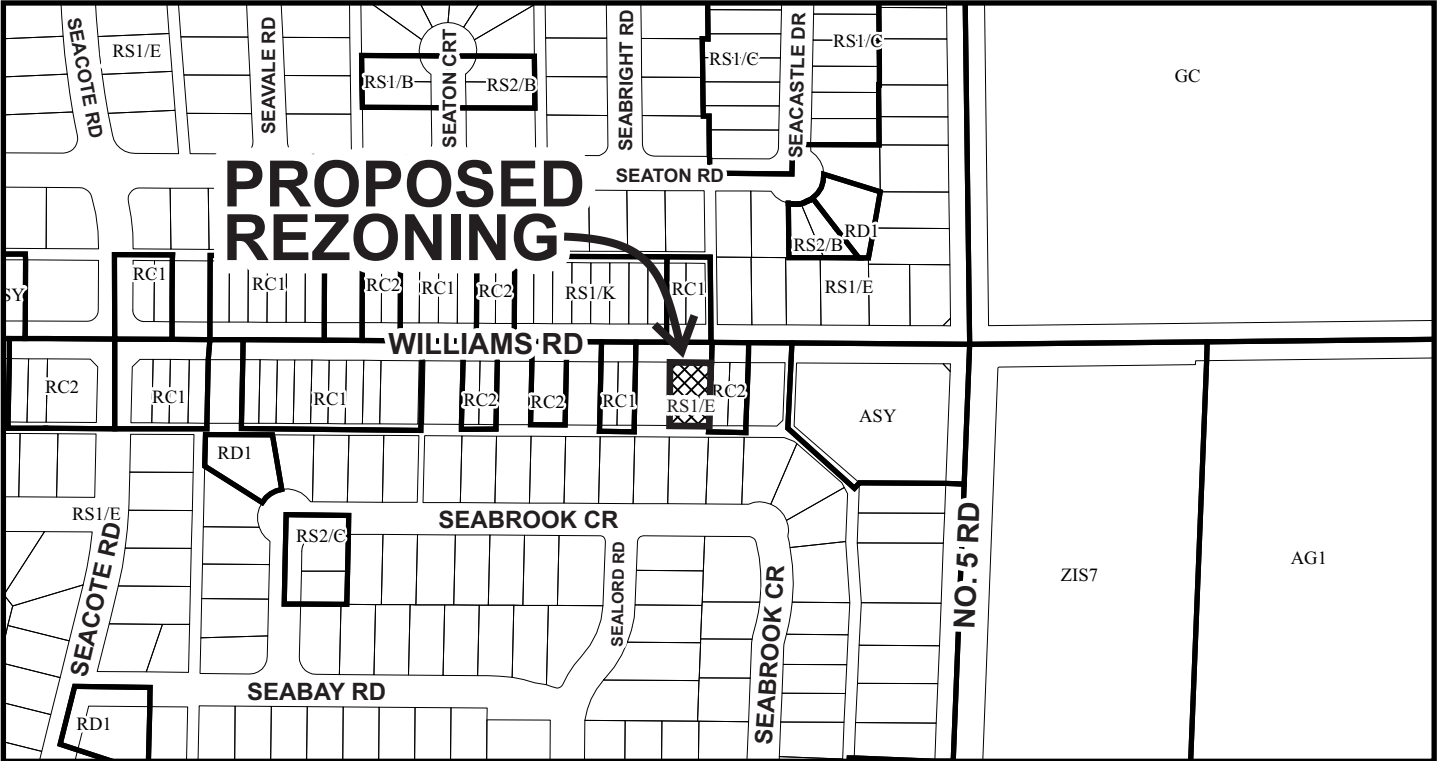
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Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Site Survey
- Attachment 4: Single-Family Lot Size Policy 5434
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations

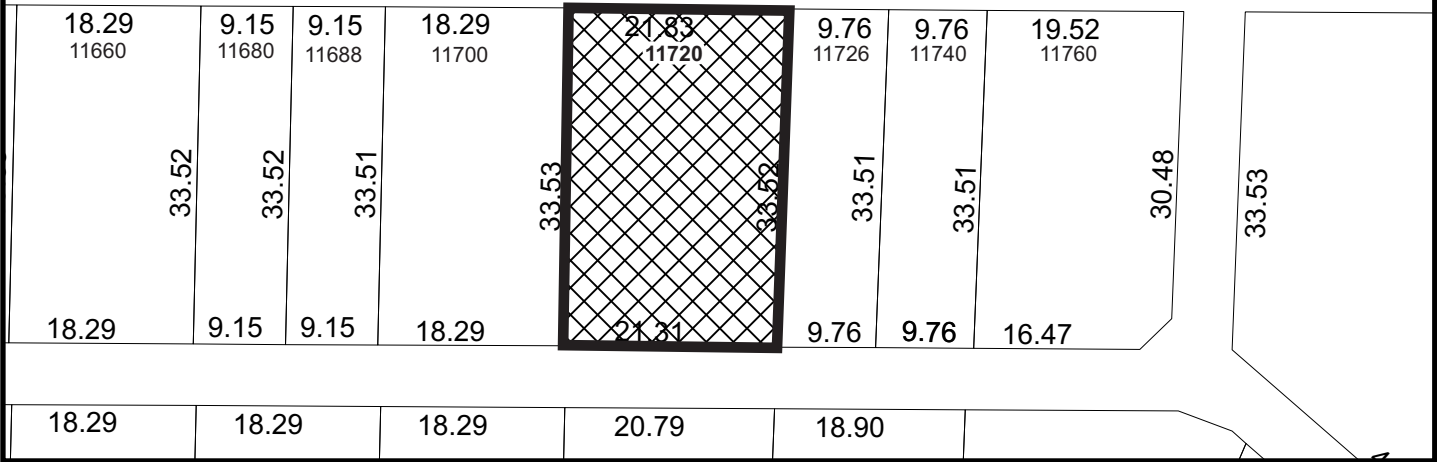


City of
Richmond



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WILLIAMS RD



RZ 21-936290

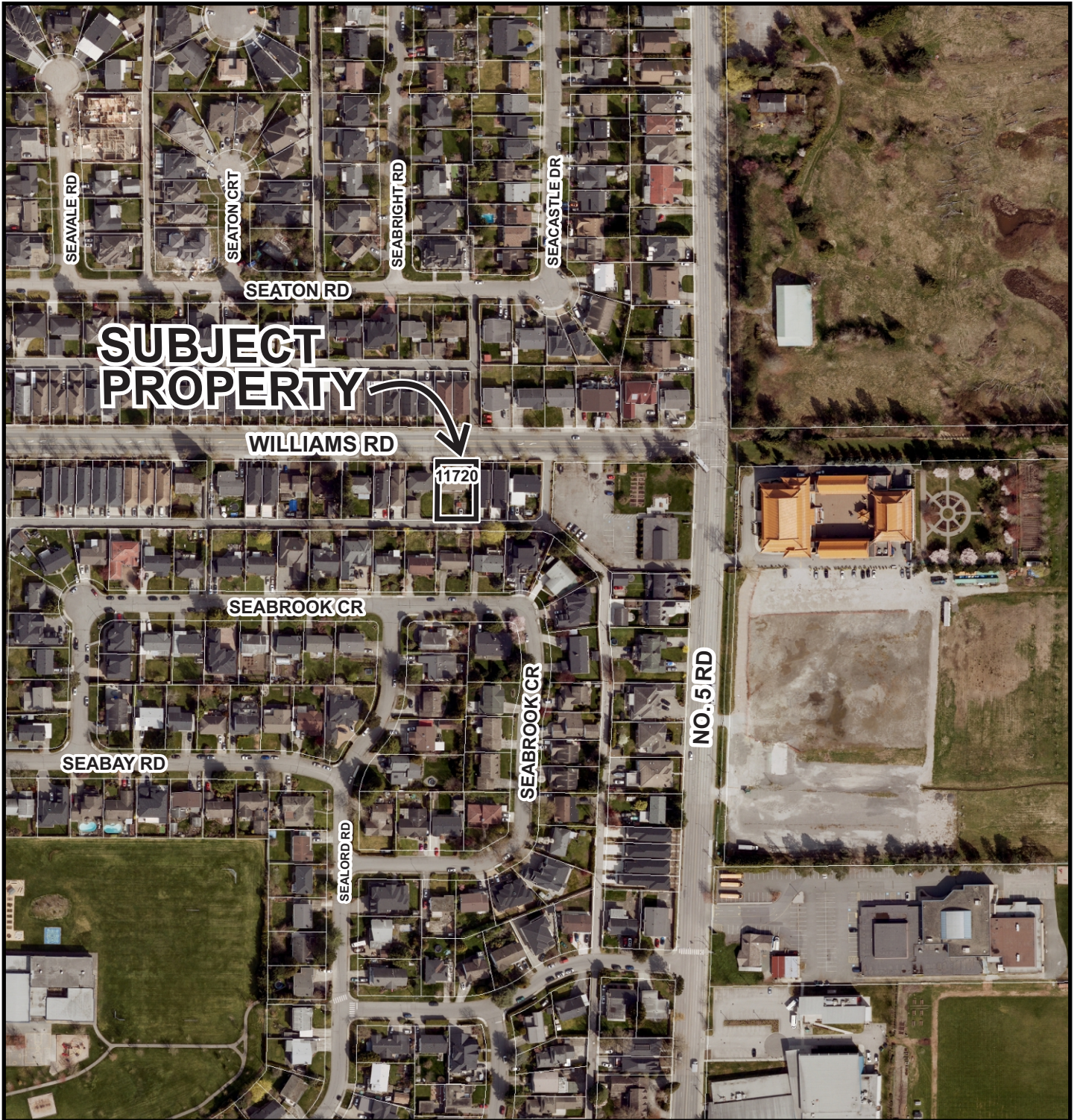
Original Date: 09/08/21

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 21-936290

Original Date: 09/08/21

Revision Date:

Note: Dimensions are in METRES



Development Application Data Sheet

Development Applications Department

RZ 21-936290

Address: 11720 Williams Road

Applicant: Pakland Properties

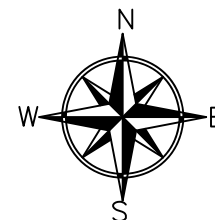
Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Pavitar Sahota, Harpal Sahota, Hirdepal Sahota	To be determined
Site Size (m²):	722.5 m ² (7,776 ft ²)	West lot – 340.8 m ² (3,668 ft ²) East lot – 381.7 m ² (4,108 ft ²)
Land Uses:	Single-family dwelling	Two residential lots
OCP Designation:	Neighbourhood Residential	No change
Single-Family Lot Size Policy Designation:	Compact Single Detached (RC2) with rear lane access	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Other Designations:	The Arterial Road Land Use Policy designates the subject site for redevelopment to “Arterial Road Compact Lot Single Detached”	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Buildable Floor Area (m ²)*:	West lot: Max. 204.48 m ² (2,201 ft ²) East lot: Max. 228.96 m ² (2,464 ft ²)	West lot: Max. 204.48 m ² (2,201 ft ²) East lot: Max. 228.96 m ² (2,464 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Live landscaping: Min. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Live landscaping: Min. 20%	none
Min. Lot Size:	270 m ²	West lot – 340.8 m ² East lot – 381.7 m ²	none
Min. Lot Dimensions (m):	Width: 9.0 m	West lot – avg. 10.17 m East lot – avg. 11.39 m	none
	Depth: 24.0 m	33.5 m	
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none
Height (m):	2 ½ storeys	2 storeys	none
Parking Spaces	Principal dwelling	2 spaces	none
	Secondary suite	1 space	

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

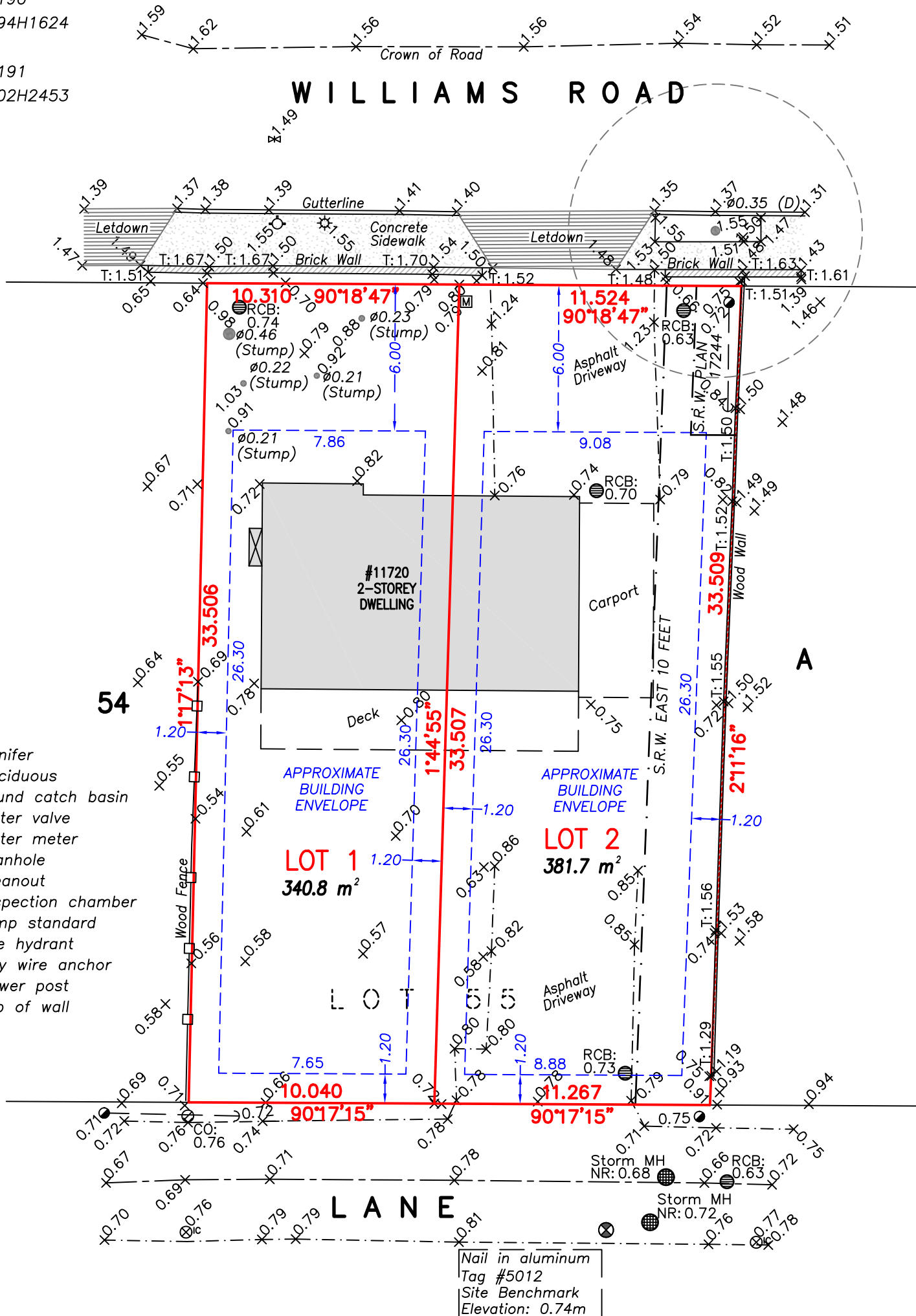
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
LOT 55 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 28788**



#11720 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D. 003-666-689

NOTE:

Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #190
Control Monument 94H1624
Elevation: 2.353m
Benchmark: HPN #191
Control Monument 02H2453
Elevation: 1.664m



LEGEND:

- (C) denotes conifer
- (D) denotes deciduous
- denotes round catch basin
- ⊗ denotes water valve
- ⊠ denotes water meter
- ⊙ denotes manhole
- ⊕ denotes cleanout
- ⊗^c denotes inspection chamber
- ⊛ denotes lamp standard
- ⊕ denotes fire hydrant
- ⊖ denotes guy wire anchor
- denotes power post
- T: denotes top of wall

© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 7621
FB-398 P19-20
Drawn By: WK

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

NOTE:

Use site Benchmark Tag #5012 for
construction elevation control.

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S., C.L.S.

January 8th, 2021.

DWG No. 7621-Topo-02



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990
 Amended by Council: November 18, 1991
 Amended by Council: October 16, 2006

POLICY 5434

File Ref:

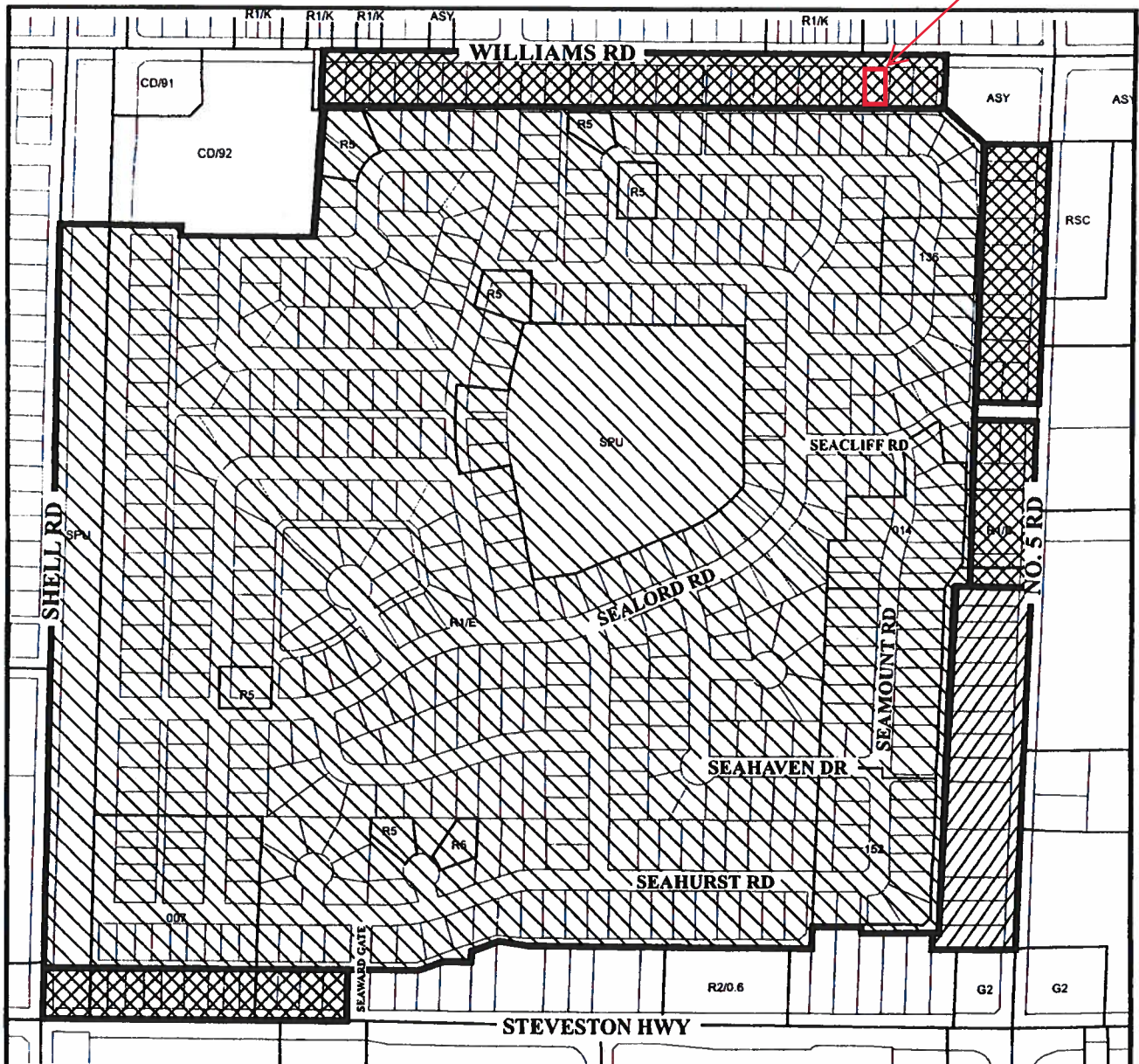
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

POLICY 5434:

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road**:

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
 - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seacliff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
 - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seacliff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

Subject Site



Subdivision permitted as per **R1/E** (18 m wide lots)



Subdivision permitted as per **R1-0.6 or R/9**
(access to lane only) (No Multiple-family residential development is permitted.)



Subdivision permitted as per **R1/B**



Policy 5434 Section 36-4-6

Adopted Date: 02/19/1990

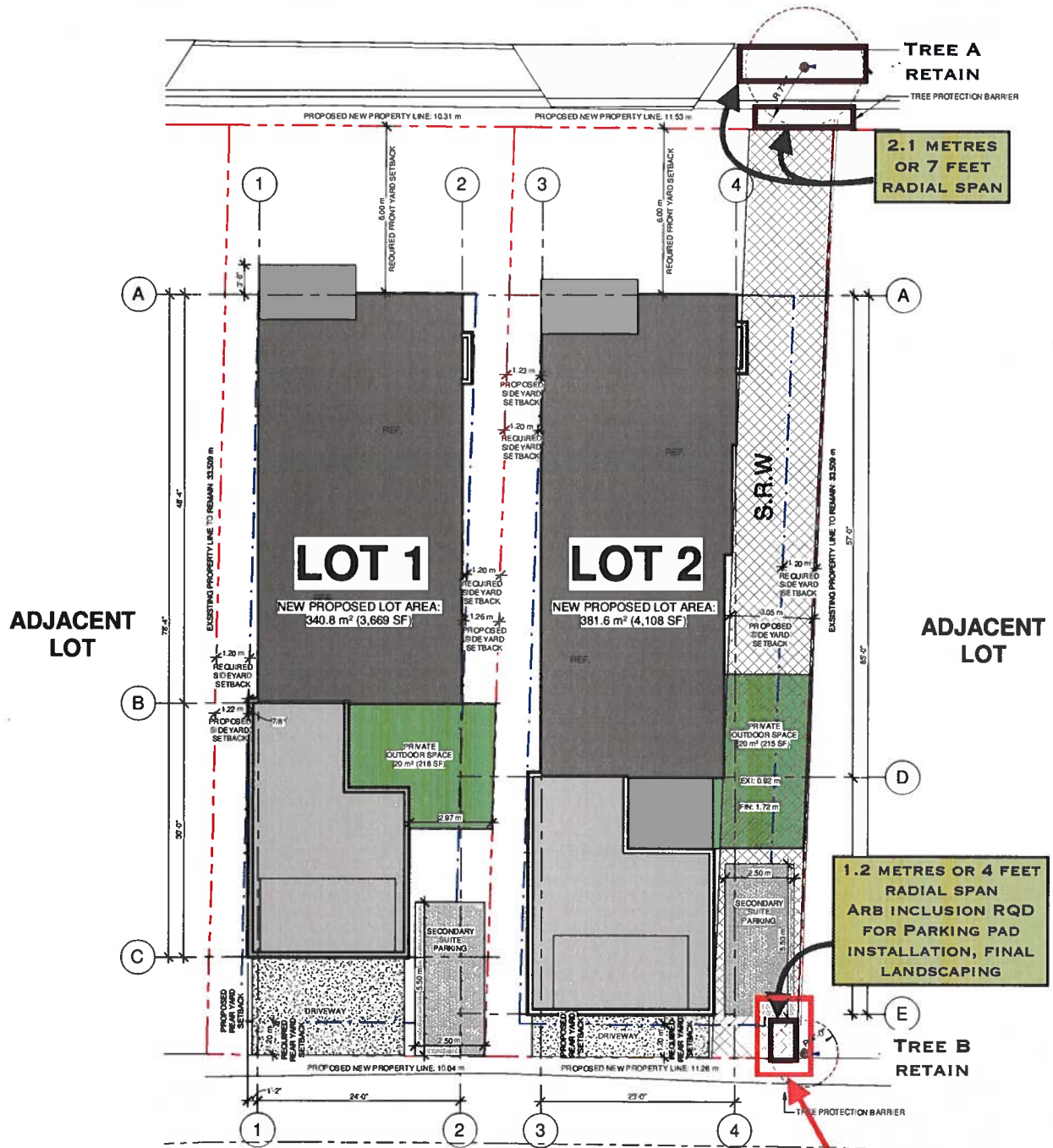
Amended Date: 11/18/1991
10/16/2006

ARBORIST LEGEND

- # - TREE ID
- - TPB AREA
- # - TPB RADIAL ARB INCLUSION

REFER TO TPB AND TREE IMPACT SUMMARY TABLE WITHIN REPORT BODY

WILLIAMS ROAD



1 SITE PLAN TREE SURVEY
1/8" = 1'-0"



Note: This is a Tree Retention Plan only. The Site Plan/Floor Plan shown is to be revised and reviewed as part of the Building Permit application process.



Address: 11720 Williams Road

File No.: RZ 21-936290

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10359, the developer is required to complete the following:

1. 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 trees to be retained (Tree tag # A and B), including (but not limited to) the installation or removal of servicing infrastructure. The Contract should include the scope of work to be undertaken, the proposed number of site monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
2. Submission of a Tree Survival Security to the City in the amount of \$10,000 for Tree tag # A trees to be retained. To accompany the tree survival security, a legal agreement that sets the terms for release of the security must be entered into between the Applicant and the City.
3. Submission of a Landscaping Security in the amount of \$3,000 (\$750/tree) to ensure that a total of two trees are planted and maintained on each lot proposed (for a total of 4 trees); minimum 8 cm deciduous caliper or 4.0 m high conifers. To accompany the landscaping security, a legal agreement that sets the terms for release of the security must be entered into between the Applicant and the City.
4. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including materials, installation, and a 10% contingency). The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the 2 required trees (minimum 8 cm deciduous caliper or 4.0 m high conifers)To accompany the landscaping security, a legal agreement that sets the terms for release of the security must be entered into between the Applicant and the City.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum one-bedroom secondary suite is constructed on each of the two lots proposed, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

At Subdivision* stage, the following must be completed:

- pay \$25,498.97 for cost recovery of rear lane drainage upgrades constructed as part of a City Capital Works program (i.e., \$1,168.07 per metre of frontage) in accordance with Works and Services Cost Recovery Bylaw 8752.
- pay cash to the City for future lane improvements (e.g., 5.1 m wide pavement, roll curbs/gutters, and lane lighting) in-lieu of upgrading the lane along the subject site's lane frontage (consistent with the Subdivision and Development Bylaw 8751).
- pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required frontage works, and water, storm, and sanitary service connections. The works include, but are not limited to:

Water Works:

- Using the OCP Model, there is 677.0 L/s of water available at a 20 psi residual at the Williams Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Applicant is required to coordinate with Richmond Fire Rescue to confirm whether fire hydrants are required along the proposed development's frontage. If required by Richmond Fire Rescue, the necessary water main and hydrant installations shall be reviewed by Engineering and added to the scope of water works.
- At the Applicant's cost, the Applicant is required to:
 - Cut and cap the existing water service connection at Williams Road;
 - Install a new water service connection complete with water meter on Williams Rd to service the proposed west lot.
 - Install a new water service connection complete with water meter on Williams Rd to service the proposed east lot. Place the water service connection and meter on the east lot where appropriate in order to accommodate protection of the City tree along the Williams Road frontage.
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm 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 building designs.
 - Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - Provide a statutory right-of-way (SRW) for the water meter. Minimum SRW dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) plus any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact SRW dimensions to be finalized during the service connection works design.
- At the Applicant's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- At the Applicant's cost, the Applicant is required to:
 - Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the service connection works design.
 - Cut and cap the existing storm service connections STCN28255, STCN28253, and STLAT100634, and STCN28254 along the north property line.
 - Remove Inspection chambers STIC60598, STIC48253, and STIC100543
 - Install a new 100 mm storm service connection at the adjoining property line of the proposed two properties, complete with inspection chamber and dual service leads.
- At the Applicant's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- At the Applicant's cost, the Applicant is required to:
 - Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - Cut and cap existing sanitary line SCON30409. The existing inspection chambers SIC10341 shall be retained to service 11700 Williams Rd.
 - Install a new 100 mm sanitary service connection at the adjoining property line of the proposed two properties, complete with inspection chamber and dual service leads.
- At the Applicant's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Works:

- At the Applicant's cost, the Applicant is required to remove the existing driveway crossing to Williams Road, to re-instate the frontage with concrete sidewalk, and to repair any damaged/uneven sidewalk panels as necessary. This work is to be undertaken via a City work order.

Street Lighting:

- At the Applicant's cost, the Applicant is required to review street lighting levels along all road and lane frontages, and upgrade as required.

General Items:

- At the Applicant's cost, the Applicant is required to:
 - o Coordinate with BC Hydro, Telus and other private communication service providers:
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines.
 - o Locate/relocate all aboveground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all aboveground utility cabinets and kiosks located along the development's frontages, within the development's 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., SRW 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 SRWs that shall be shown on the architectural plans/functional plan as part of the service connection works design:
 - 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 – 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
 - o Provide, prior to start of site preparation works a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - o Provide a video inspection report of the existing utilities along the road frontages prior to start of site preparation works. 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 Applicant's cost.
 - o 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 developer's cost. The post-preload elevation survey shall be incorporated within the service connection works design.
 - o 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 groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Applicant 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 groundwater, the Applicant will be required to enter into a de-watering agreement with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
- Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- 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. 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.

Prior to Demolition Permit* issuance, the following must be completed:

- Installation of tree protection fencing around all trees to be retained (Tree tags # A and B). Tree protection fencing must be installed to City standard in accordance with the Arborist's Report recommendations and the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

Prior to Building Permit* issuance, the following must be completed:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any traffic 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.
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- 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.

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 concurrence on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10359 (RZ 21-936290)
11720 Williams 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 **“COMPACT SINGLE DETACHED (RC2)”**.

P.I.D. 003-666-689

Lot 55 Section 36 Block 4 North Range 6 West New Westminster District Plan 28788

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10359”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor


MAYOR

CORPORATE OFFICER



To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 9, 2022
File: RZ 18-829337

Re: Application by Zhao XD Architect Ltd. for Rezoning at 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road from the “Single Detached (RS1/E)” Zone to the “Medium Density Townhouses (RTM3)” Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10001, for the rezoning of 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM3)” zone, be introduced and given first reading.

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

WC/JR:blg
Att. 8

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

Staff Report

Origin

Zhao XD Architect Ltd., on behalf of 1209136 BC Ltd. (Director, Hua Han) and 1085796 BC Ltd. (Director, Jia Xun Xu), has applied to the City of Richmond for permission to rezone 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM3)” zone, to permit the development of 25 townhouse dwellings with vehicle access from 8091 No. 2 Road. A location map and aerial photo are provided in Attachment 1.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2.

Subject Site Existing Housing Profile

There are six single detached dwellings on the subject site, which would be demolished. None of the dwellings contain a secondary suite. The three Blundell Road properties were rented by the previous owners, and the three No. 2 Road properties were previously owner-occupied. All six dwellings are currently rented.

Surrounding Development

Development immediately surrounding the subject site is generally as follows:

- To the North, across Blundell Road: Single detached dwellings on properties zoned “Single Detached (RS1/E)”.
- To the South: Townhouses on a property zoned “Medium Density Townhouses (RTM3)”. There is a statutory right-of-way (SRW) for public rights-of-passage (PROP) registered across the driveway of this property. The proposed development would utilize this driveway for vehicle access to No. 2 Road.
- To the East, across No. 2 Road: Blundell Centre commercial centre, which is located on several properties zoned “Community Commercial (ZC14) – Blundell Road”, “Community Commercial (CC)”, and “Land Use Contract 087”.
- To the West: Single detached dwellings on properties zoned “Single Detached (RS1/E)” and townhouse dwellings on a property zoned “Medium Density Townhouses (RTM1)”.

Related Policies & Studies

Official Community Plan

The subject site is located in the Blundell planning area, and is designated “Neighbourhood Residential” on the Official Community Plan (OCP) land use map (Attachment 3). The proposed rezoning is consistent with this designation.

Arterial Road Land Use Policy

The subject site is designated “Arterial Road Townhouses” on the Arterial Road Land Use Map. The proposed rezoning is consistent with this designation.

The Arterial Road Land Use Policy allows consideration above the base density of 0.6 Floor Area Ratio (FAR) in specified situations. The applicant proposes 0.7 FAR calculated on the net site area due to the size of the assembly, the significant road dedications required on both No. 2 Road and Blundell Road and the cash contributions to traffic safety improvements in the immediate area. The proposed density is consistent with the adjacent townhouse sites to the west and south. Staff support the applicant’s proposal as the proposed density is consistent with the Arterial Road Land Use Policy and the approved developments to the south and west of the subject site.

Affordable Housing Strategy

Residential rezoning applications involving townhouse developments are required to provide a cash-in-lieu contribution towards the City’s Affordable Housing Reserve Fund. As per the City’s Affordable Housing Strategy, townhouse rezoning applications received prior to November 15, 2021 are required to provide a cash-in-lieu contribution of \$8.50 per buildable square foot. Consistent with the strategy, a \$258,749.03 contribution is required prior to final adoption of the rezoning bylaw.

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. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first 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

Urban Design and Site Planning

The proposed development consists of seven buildings containing a total of 25 townhouse dwellings. The site plan and building massing are generally consistent with the “Medium Density Townhouses (RTM3)” zone and the Development Permit Guidelines contained in the OCP. Conceptual development plans are provided in Attachment 4.

The site plan is structured around a central drive aisle parallel to No. 2 Road, which then forms a T-intersection at its terminus. Buildings 1 and 2 front No. 2 Road, Buildings 3 and 4 front Blundell Road, and Buildings 5-7 front the internal drive aisle.

Units in Buildings 1-4 are generally three storeys, except for the end unit adjacent to two-storey townhouses along Blundell Road steps down to two storeys. All of the units in these buildings have direct access to the sidewalk through a landscaped front yard. A second storey balcony facing the drive aisle is provided for additional private outdoor space.

Units in Buildings 5-7 are all two storeys and paired in a duplex form. These units have landscaped backyards but do not have balconies.

The shared outdoor amenity area is proposed at the north end of the site in a relatively central location. The current concept includes bench seating and two children's play structures, and would facilitate retention of a mature Cherry tree. Detailed design and programming of the private and shared outdoor amenity spaces will be reviewed through the Development Permit process.

A garbage room is proposed near the site entrance, and is located across from the garbage room for 8091 No. 2 Road. Vehicles servicing the site would be able to complete a three-point turn in the new drive aisle to enter and exit the site in a forward motion. Currently, service vehicles must back in to 8091 No. 2 Road.

Existing Legal Encumbrances

There are utility statutory rights-of-way (SRWs) for the municipal sanitary sewer located in the rear yards of the existing lots. Some of the underground infrastructure will no longer be necessary to service the proposed development once the lots are consolidated and can be removed. The corresponding SRWs can be discharged (Charge number RD99605). This will be completed through the Servicing Agreement process.

The SRWs for underground infrastructure that will be retained or upgraded will remain on title. The applicant is aware that encroachments into the SRWs are not permitted.

Housing Type and Tenure

The proposed development consists of ground-oriented townhouses that would be stratified and sold upon completion. Consistent with OCP policy respecting townhouse and multiple family housing development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on title prior to rezoning bylaw adoption, prohibiting: (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Transportation and Site Access

Vehicle access is proposed from an existing driveway at 8091 No. 2 Road. There is a statutory right-of-way (SRW) for public rights-of-passage (PROP) registered on the driveway, which was a condition of that development's approval in 2011 (RZ 08-422812, DP 09- 494270).

The applicant has contacted the owners of 8091 No. 2 Road to discuss use of the shared driveway and the proposed development on multiple occasions. Staff understand that the Strata Council refused a meeting in August, 2021 (Attachment 5). As a result, the applicant provided details of the proposal by registered mail to each resident on January 10, 2022, with instructions to contact the applicant or the City with any questions (Attachment 6). Staff have not received any correspondence from residents of 8091 No. 2 Road. Staff will continue to encourage both parties to discuss maintenance and access issues prior to final adoption of the rezoning bylaw.

The developer of the subject site is required to widen the portion of the driveway that connects to No. 2 Road from 6.7 m to 7.5 m and to register a reciprocal SRW allowing residents and visitors of 8091 No. 2 Road legal rights-of-passage across the drive aisle of the proposed development. Staff supports the shared driveway for the following reasons:

- Shared driveways are supported in the Arterial Road Policy and have been implemented in similar developments. The proposed shared driveway is consistent with those at other arterial road townhouse projects and is consistent with the pattern of development envisioned when 8091 No. 2 Road was redeveloped.
- The widened driveway and creation of an on-site T-intersection would enhance internal traffic movements and increase the safety of the driveway. Currently, trucks cannot turn around on-site and must either back into or out of 8091 No. 2 Road. The T-intersection would accommodate three-point truck turning allowing vehicles to enter and exit in a forward movement.
- Traffic safety in the immediate area is enhanced as the shared driveway would reduce the number of conflict points between site-generated traffic and existing traffic along the site fronting section of No. 2 Road.
- A new driveway located on the subject site would not be able to achieve the required setback distance from the major intersection of Blundell Road and No. 2 Road, as well as minimum separation between two townhouse development access points (per Arterial Road Policy).
- A Traffic/Parking Review conducted by a Professional Engineer retained by the subject site's developer has concluded: full bylaw parking compliance; the widened shared driveway has the capacity to accommodate traffic generated by the two neighbouring sites; the on-site T-intersection created through the reciprocal SRWs would enhance internal traffic movements; and the subject site's fronting section of No. 2 Road has the capacity to accommodate traffic generated from both developments.

Vehicle and bicycle parking for residents and visitors are provided consistent with Richmond Zoning Bylaw 8500. Each unit would have a garage with space for two vehicle parking spaces and Class 1 bicycle parking. EV charging is provided in each garage. Eleven of the units (44%) would have vehicle parking in a tandem arrangement. Prior to final adoption of the rezoning bylaw, the applicant must register a covenant on title prohibiting conversion of the tandem garages in to habitable space.

Visitor vehicle parking is provided in various locations, and Class 2 bicycle parking for visitors is proposed at the site entrance. An accessible visitor parking space is proposed adjacent to the shared outdoor amenity area. Wayfinding signage will be required and reviewed through the Development Permit process.

Pedestrian access is proposed via the driveway and several pathways to both No. 2 Road and Blundell Road. The design and location of these pathways will be refined through review of an accessibility strategy at Development Permit stage.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 14 bylaw-sized trees on the subject property and five trees on neighbouring properties.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- One tree (Tag # 385 – 25 cm cal Cherry) located in the proposed outdoor amenity area is in good condition and is proposed to be retained. Design development to provide a minimum 1.5 m tree protection zone out from the base of the tree. A \$5,000.00 Tree Survival Security is required for this tree.
- One tree (Tag # 391 – multi-stem Hazelnut) located on a shared property line with the neighbour to the west is in good condition. Provide a minimum 2.1 m tree protection zone out from the base of the tree. A \$5,000.00 Tree Survival Security is required for this tree.
- One tree (Tag # 378 – 92 cm cal Black Locust) located on-site is in moderate condition and is considered a significant tree. This tree is considered an invasive species, and as a result should be removed and replaced with three trees.
- One tree (Tag # 380 – 44 cm cal Black Locust) located on-site is in good condition. This tree is considered an invasive species, and as a result should be removed and replaced.
- One tree (Tag # 383 – 120 cm cal White Poplar) located on-site is in poor condition and is considered a significant tree. This tree is at risk of failure, and as a result should be removed and replaced with three trees.
- Four trees (Tag # 381, 382, 388, 390) located on-site are identified in poor condition; either dead, dying, sparse canopy foliage, have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be removed and replaced.

- Five trees (Tag # 379, 384, 386, 387, 389) located on-site are in moderate condition and generally shrub-like in form with limited landscape value. These trees are proposed to be removed due to conflicts with Building 5 and the proposed shared outdoor amenity area. Remove and replace.
- Five trees (Tag # A, B, C, D, E) located on neighbouring property at 8080 Cantley Road are to be protected as per project Arborist Report recommendations.
- Two hedges in the No. 2 Road frontage are in conflict with the required sidewalk upgrades and are proposed to be removed. No compensation is required for hedges.
- One hedge located on the property line between 8031 and 8051 No. 2 Road is in conflict with Building 2 and is proposed to be removed. No compensation is required for hedges.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Protection

Two on-site trees (Tag # 385, 391) and five trees on neighbouring properties (Tag # A, B, C, D, E) are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a \$10,000.00 Tree Survival Security for the three on-site trees to be retained.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Replacement

The applicant wishes to remove 12 on-site trees (Tag # 378, 379, 380, 381, 382, 383, 384, 386, 387, 388, 389, and 390), two of which are considered significant trees. The 2:1 replacement ratio would require a total of 26 replacement trees (3:1 replacement ratio required for Trees # 378 and 383). The applicant proposes to plant 31 trees in the development. The required 26 replacement trees are to be a minimum of 8 cm caliper deciduous or 4 m tall coniferous species, as per Tree Protection Bylaw No. 8057. The remaining five new trees would be a minimum of 6 cm caliper deciduous or 2 m tall coniferous species.

Variance Requested

The proposed development is generally consistent with the “Medium Density Townhouses (RTM3)” zone, except for the following requested variances (staff comments in ***bold italics***).

1. Reduce the minimum setbacks from No. 2 Road and Blundell Road from 6.0 m to 5.5 m.

A reduced front and exterior side yard setback is requested to off-set the additional road dedication required to accommodate a widened sidewalk. The site plan was initially prepared based on the provision of a 1.5 m wide sidewalk, which has been increased to 2.0 m on both frontages following direction from Council. Staff support the requested variance as it results in no change to the proposed distance between the buildings and the road curb (approximately 9.0 m). The applicant will be required to complete an acoustical report at Development Permit stage to determine whether any noise mitigation measures should be incorporated into the building design.

Townhouse Energy Efficiency and Renewable Energy

The proposed development consists of townhouse buildings that staff anticipate would be designed and built in accordance with Part 9 of the BC Building Code. As such, this development would be required to achieve Step 3 of the BC Energy Step Code for Part 9 construction (Climate Zone 4). As part of the Development Permit application, the applicant will be required to identify the Step Code target and provide a report prepared by a Certified Energy Advisor which demonstrates that the proposed design and construction will meet or exceed the applicable standard.

Amenity Space

The applicant proposes a cash contribution in-lieu of providing indoor amenity space on-site. Prior to final adoption of the rezoning bylaw, the applicant must provide a \$55,961.00 contribution to the City-wide amenity fund.

Outdoor amenity space is provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space is consistent with the OCP minimum requirement of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the design of the outdoor amenity space meets the Development Permit Guidelines contained in the OCP.

Public Art

Based on the maximum buildable floor area of approximately 30,440 ft² residential floor area, the recommended Public Art contribution based on administrative guidelines of \$0.93 (2022 rate) is approximately \$28,309.20.

As the project will generate a recommended Public Art contribution less than \$40,000.00 and there are limited opportunities to locate Public Art on-site, as per Policy it is recommended that the Public Art contribution be directed to the Public Art Reserve for city-wide projects on City lands. The contribution is required prior to final adoption of the rezoning bylaw.

Development Permit Application

Prior to final adoption of the rezoning bylaw, a Development Permit application is required to further examine the following issues:

- Compliance with the Development Permit Guidelines for the form and character of multi-family projects contained in the OCP.
- Review of the size and species of proposed new trees to ensure bylaw compliance and achieve an acceptable mix of deciduous and coniferous species.
- Refinement of the shared outdoor amenity design and programming, including the choice of play equipment, to create a safe and inviting environment for children's play and social interaction.
- Review of the relevant accessibility features, including the provision of three convertible units and aging-in-place features for all units.
- Review of a sustainability strategy for the development.
- Review of any necessary noise mitigation strategies related to traffic noise from No. 5 Road and Blundell Road, and noise generated by any proposed exterior mechanical systems (e.g., heat pumps).

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter in to a Servicing Agreement for the design and construction of the required site servicing and frontage works described in Attachment 8, including, but not limited to:

- Removal of the existing sidewalks and replacement with 2.0 m wide sidewalks at the new property lines, 1.5 m wide landscaped boulevards, and barrier curb and gutter.
- Removal of the existing driveway crossings and replacement with the above works.

Road dedication is required to accommodate the above frontage works and future road widening, and would range between approximately 0.9 m and 2.75 m. The exact road dedications are to be determined through the Servicing Agreement design review process prior to final adoption of the rezoning bylaw. All required frontage works would be constructed behind the existing curb, with future road widening to occur through a Capital Works project that would include all four legs of the Blundell Road and No. 2 Road intersection.

In addition, cash-in-lieu contributions are required for traffic safety improvements in the immediate vicinity and must be received prior to final adoption of the rezoning bylaw. These contributions include:

- \$44,000.00 for replacement of centreline delineators on No. 2 Road.
- \$81,765.00 for future upgrades to intersection traffic signals.

Financial 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 application is to rezone 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road from the “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM3)” zone, to permit the development of 25 townhouse dwellings with vehicle access from 8091 No. 2 Road.

The proposed rezoning is generally consistent with the plans and policies affecting the subject site.

The list of rezoning considerations is provided in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10001 be introduced and given first reading.



Jordan Rockerbie
Planner 1
(604-276-4092)

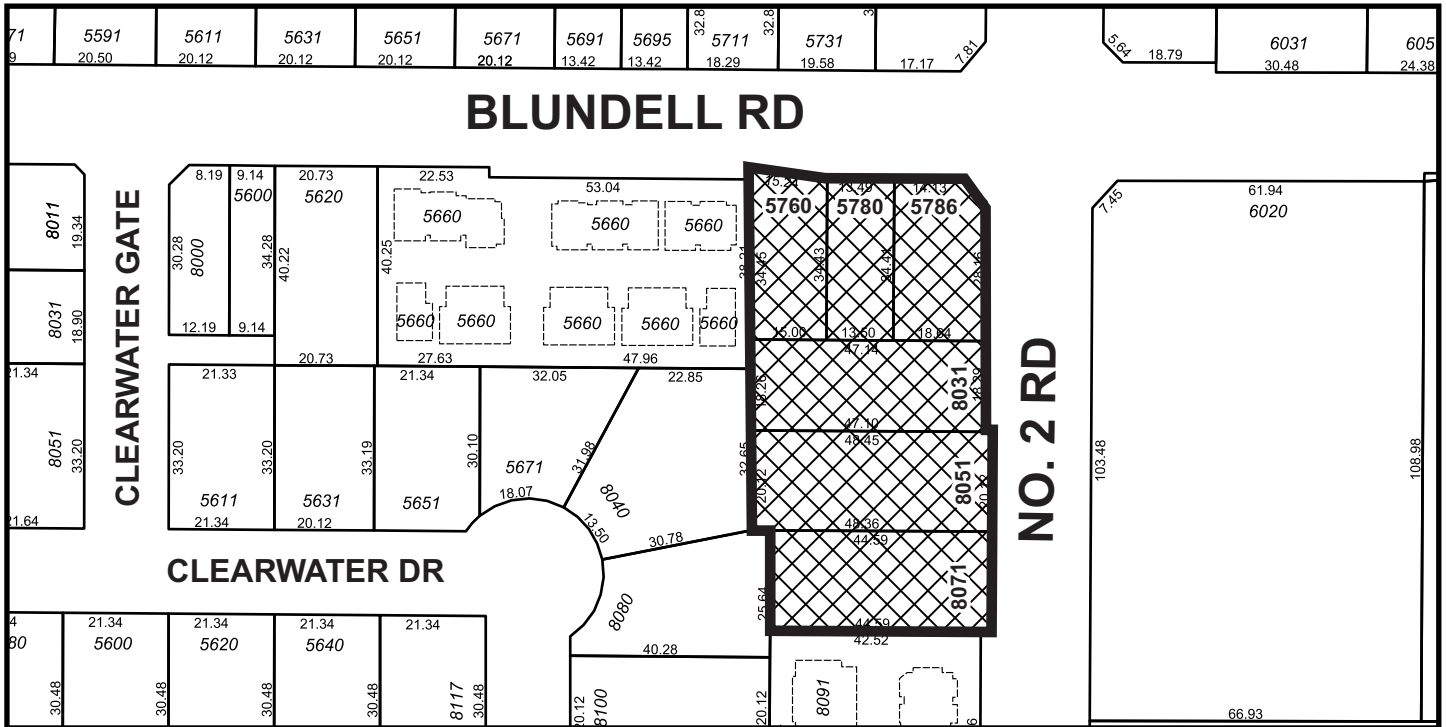
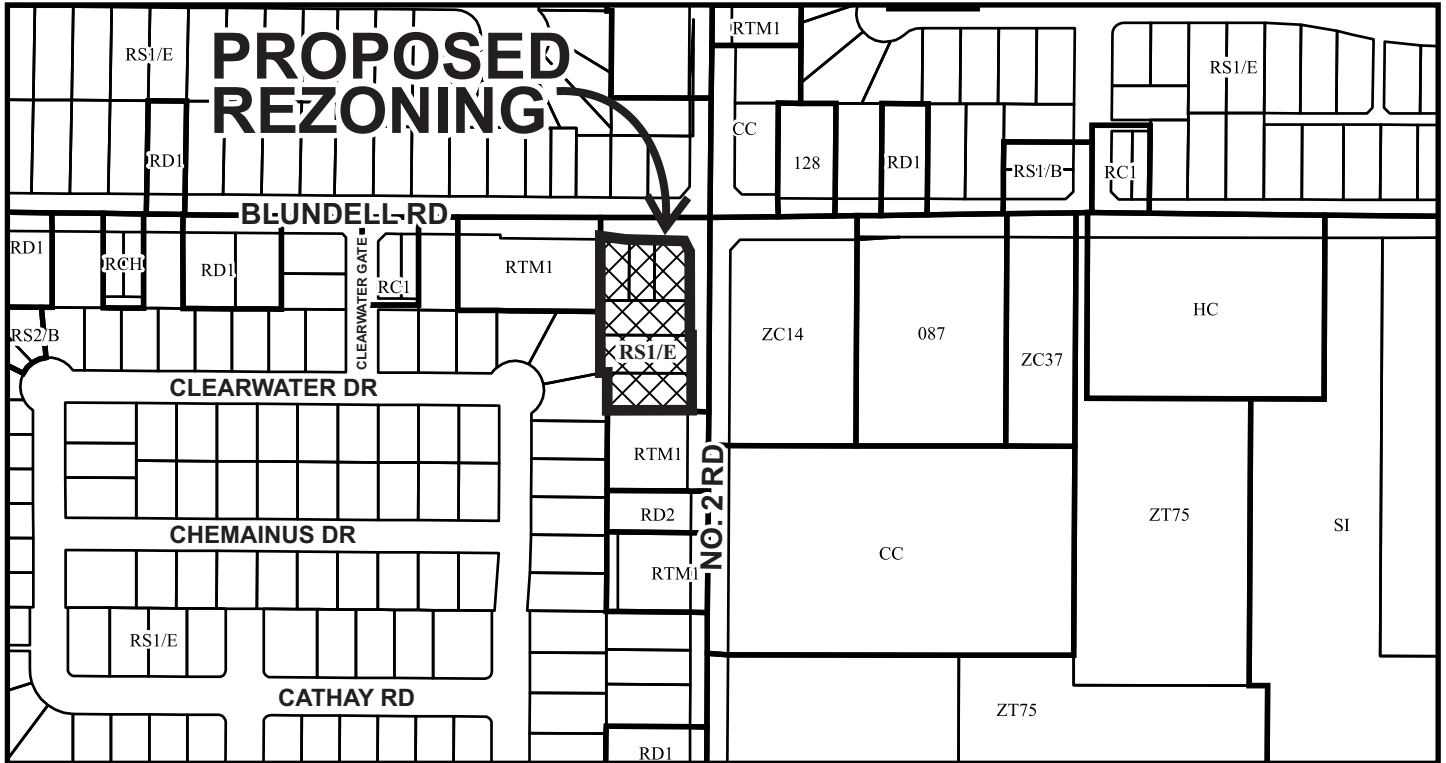
JR:blg

Attachments:

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Official Community Plan Land Use Map
- Attachment 4: Conceptual Development Plans
- Attachment 5: Letter from the applicant regarding consultation efforts
- Attachment 6: Letter from the applicant to residents of 8091 No. 2 Road
- Attachment 7: Tree Retention Plan
- Attachment 8: Rezoning Considerations



City of Richmond



RZ 18-829337

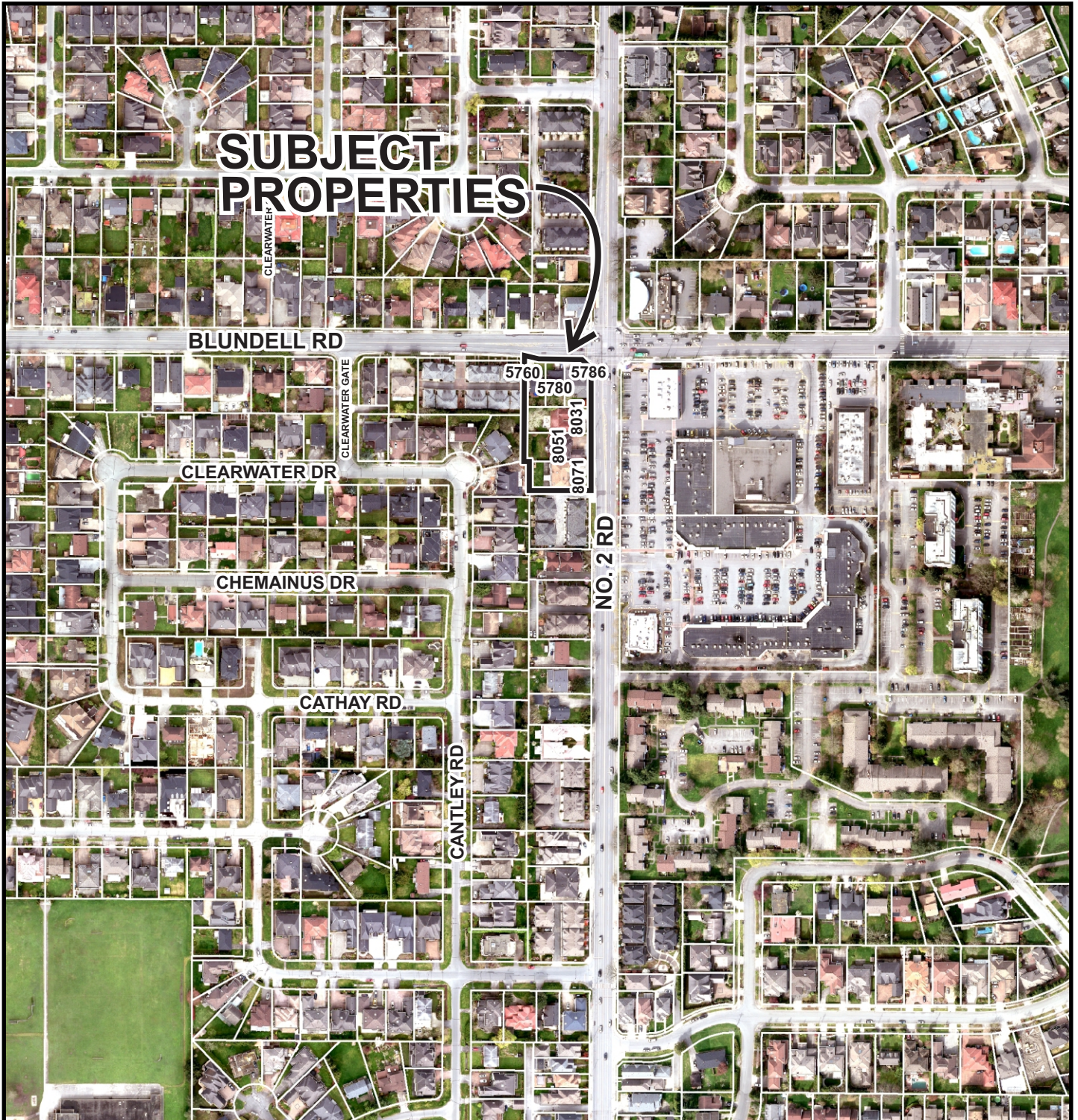
Original Date: 08/14/18

Revision Date: 02/25/22

Note: Dimensions are in METRES



City of Richmond



**SUBJECT
PROPERTIES**



RZ 18-829337

Original Date: 08/14/18

Revision Date: 02/25/22

Note: Dimensions are in METRES



RZ 18-829337

Attachment 2

Address: 8031, 8051, 8071 No. 2 Road and 5760, 5780, 5786 Blundell Road

Applicant: Zhao XD Architect Ltd.

Planning Area(s): Blundell

	Existing	Proposed
Owner:	1209136 BC Ltd. (Director Hua Han) and 1085796 BC Ltd. (Director Jia Xun Xu),	To be determined
Site Size (m²):	4,272.6 m ²	4,040.1 m ²
Land Uses:	Single detached dwellings	Townhouse dwellings
OCP Designation:	Neighbourhood Residential	No change
Arterial Road Land Use Policy Designation:	Arterial Road Townhouses	No change
Zoning:	Single Detached (RS1/E)	Medium Density Townhouses (RTM3)
Number of Units:	Six single detached dwellings	25 townhouse dwellings

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.70 FAR	0.70 FAR	None permitted
Buildable Floor Area (m ²):*	Max. 2,828 m ² (30,440 ft ²)	2,828 m ² (30,440 ft ²)	None permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Landscaping: Min. 25%	None
Lot Size:	None	4,272.6 m ²	None
Lot Dimensions (m):	Width: 50.0 m Depth: 35.0 m	Width: 86.0 m Depth: 44.0 m	None
Setbacks (m):	Front (East): Min. 6.0 m Rear (West): Min. 3.0 m Side (North): Min. 3.0 m Exterior Side (South): Min. 6.0 m	Front (East): 5.5 m Rear (West): 3.0 m Side (North): 3.0 m Exterior Side (South): 5.5 m	Vary front and exterior side yard setbacks by 0.5 m
Height (m):	Max. 12.0 m	12.0 m	None
Off-street Parking Spaces – Resident (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	None
Off-street Parking Spaces – Total:	50 (R) and 5 (V)	50 (R) and 5 (V)	None

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Accessible:	2% of visitor spaces (i.e. 1 space)	1 space	None
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	44% (i.e. 22 spaces)	None
Bicycle Parking Spaces – Class 1:	1.25 spaces per unit (i.e. 32 spaces)	50 spaces	None
Bicycle Parking Spaces – Class 2:	0.2 spaces per unit (i.e. 5 spaces)	5 spaces	None
Amenity Space – Indoor:	50 m ² or cash-in-lieu	Cash-in-lieu	None
Amenity Space – Outdoor:	150 m ² (6 m ² per unit)	150 m ²	None

Other: Tree replacement compensation required for loss of significant trees.

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



5. Blundell



Apartment Residential	Blundell Neighbourhood Centre (future)
Commercial	Existing Major Street Bike Route
Community Institutional	Future Major Street Bike Route
Neighbourhood Residential	Future Greenway/Trail
Neighbourhood Service Centre	Existing Neighbourhood Link - enhanced
Park	Future Neighbourhood Link - unenhanced
School	Future Neighbourhood Link



(PERSPECTIVE FOR BUILDING ONLY; SEE LANDSCAPE FOR FENCES, GATES & PLANTS)

25-UNIT TOWNHOUSE DEVELOPMENT
 #8031- 8071 NO. 2 ROAD& #5760 - 5786 BLUNDELL ROAD
 RICHMOND, BC



ISSUED ON JAN. 20, 2022



ZHAO XD ARCHITECT LTD.
 www.zhaoarch.com Tel: 604 275-8882



(PERSPECTIVE FOR BUILDING ONLY, SEE LANDSCAPE FOR FENCES, GATES & PLANTS)



**25-UNIT TOWNHOUSE
DEVELOPMENT**
#8031 - 8071 NO. 2 ROAD
& #5760 - 5786 BLUNDELL ROAD
RICHMOND, BC

ISSUED ON JAN. 20, 2022



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25-UNIT TOWNHOUSE DEVELOPMENT
#8031-8071 NO. 2 ROAD & #3700 - 5786 BLUNDELL ROAD, RICHMOND, BC

(PERSPECTIVE FOR BUILDING ONLY. SEE LANDSCAPE FOR FENCES, GATES & PLANTS)



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**ZHAO XD
ARCHITECT
LTD.**

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Toronto, Ontario M2N 6L2
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Fax: (416) 298-1728
Email: info@zhaoxd.com
Web: zhaoxd.com

This plan shall be used for the project as shown on the site plan. Any other use shall be subject to the approval of the City of Toronto.

DATE	DESCRIPTION
20/01/21	REV. 01
20/01/21	REV. 02
20/01/21	REV. 03
20/01/21	REV. 04
20/01/21	REV. 05
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20/01/21	REV. 12
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20/01/21	REV. 15
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20/01/21	REV. 96
20/01/21	REV. 97
20/01/21	REV. 98
20/01/21	REV. 99
20/01/21	REV. 100

Project: **TOWNHOUSE DEVELOPMENT @ NO. 2 ROAD.**

Sheet: **001-001, NO. 2 ROAD, TORONTO, ONT.**

Scale: **AS SHOWN**

Drawn By: **ARCHITECT**

Checked By: **ARCHITECT**

Project No: **2021-001**

Drawing No: **A1**

DEVELOPMENT DATA

ADDRESS: 4001-8071 NO. 2 ROAD, #5760 - 5766 BLUMVELL ROAD
 LEGAL DESCRIPTION: 1) LOT 234 EXCEPT PARCEL E (REFERENCE PLAN LMP(0316), PLAN 57659
 2) LOT 235 EXCEPT PARCEL F (REFERENCE PLAN LMP(0316), PLAN 57659
 3) LOT 236 EXCEPT PARCEL G (REFERENCE PLAN LMP(0316), PLAN 57659
 4) SOUTHERLY 60 FEET LOT 4 EXCEPT PART ON PLAN LMP(0316), PLAN 16911
 5) LOT 8 PLAN 16911
 6) LOT 2 EXCEPT FIRSTLY; THE SOUTH 72 FEET AND SECONDLY; PART ON PLAN 43278; PLAN 6188
 ALL OF SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT
 P.L.O. NUMBER: 001-829-520/001-929-731
 001-829-880/004-208-193
 001-644-375/001-931-164

PLANNING AREA(S):

PLANNING AREA(S)	EXISTING	PROPOSED
SITE SIZE (SQ. FT.)	4272.6 (45888.8 SF)	4001.1 (43486.0 SF) AFTER ROAD REDIGATIONS
LAND USES	SINGLE-FAMILY RESIDENTIAL	TOWNHOUSE
OCIP DESIGNATION	NEIGHBOURHOOD RESIDENTIAL	NEIGHBOURHOOD RESIDENTIAL
AREA PLAN DESIGNATION	OCIP ARTERIAL ROAD POLICY	OCIP ARTERIAL ROAD POLICY
ZONING	SINGLE DETACHED (RS-11)	MEDIUM-DENSITY TOWN HOUSING (RM15)
NUMBER OF UNITS	-	25

PLANNING AREA(S)	EXISTING	PROPOSED	VARIANCE
FLOOR AREA RATIO	0.7 (30440.2 SF)	3.7 (30440.2 SF)	NONE
LOT COVERAGE - BUILDING	MAX. 40% (17394.4 SF)	40% (17328.8 SF)	NONE
LOT COVERAGE - LIVE LANDSCAPING	MIN. 25% (10871.5 SF)	10% (12979.8 SF)	NONE
LOT COVERAGE - NON-POROUS AREA	MAX. 65% (28483.9 SF)	34% (28009.2 SF)	NONE
COVERED AREA (SF)	MAX. 10% OF FSR	<10%	VARIANCE REQ'D
SETBACK - ROAD SETBACK (EAST)	MIN. 6.0M	5.5M	NONE
SETBACK - EAST SIDE YARD	MIN. 3.0M	3.0M	NONE
SETBACK - REAR YARD (WEST)	MIN. 3.0M	3.0M	NONE
HEIGHT	12M (3 STOREYS)	12M (3 STOREYS)	NONE
LOT SIZE (MIN. DIMENSIONS)	(MIN. 50M WIDE) (MIN. 35M DEEP)	60M WIDE 44M DEEP	NONE
RESIDENTIAL PARKING SPACES	50 SPACES (27/UNIT)	50 SPACES (2/UNIT)	NONE
VISITOR PARKING SPACES	0.2 SPACES/ UNIT= 5	5 SPACES	NONE
OFF-STREET PARKING SPACES-TOTAL	55 SPACES	55 SPACES	NONE
STANDARD SIZE PARKING SPACES	50% MIN. = 28 SPACES	41 >28 SPACES	NONE
SMALL SIZE PARKING SPACES	50% MAX. = 28 SPACES	14 <28 SPACES	NONE
TANDEM PARKING SPACES	(MAX. 50% OF TOTAL PARKING) = 25 SPACES	12 SPACES	NONE
ACCESSIBLE PARKING SPACES	2% MIN.(FOR VISITOR) = 1 SPACE	1 SPACE	NONE
ELECTRIC VEHICLE (EV) CHARGER REQUIREMENTS	BUILDING NO. ENFORCE-RANG-05 LEVEL 2 EV CHARGING OUTLETS (CONFORM TO 2009 IFC AND 2012 IBC)	LEVEL 2 EV CHARGING OUTLETS (CONFORM TO 2009 IFC AND 2012 IBC)	NONE
BICYCLE PARKING SPACE-CLASS-1	1.25 SPACES PER UNIT	2 SPACES PER UNIT	NONE
BICYCLE PARKING SPACE-CLASS-2	0.2 SPACES PER UNIT	5 SPACES	NONE
AUDACITY SPACE - INDOOR	MIN. 90 SQ. M OR CASH-IN-AUTO	DASH-IN-LEU	NONE
AUDACITY SPACE - OUTDOOR	MIN. 8 SQ. M PER UNIT	150 SQ. M (1614.6 SF)	NONE
PRIVATE OPEN SPACE	MIN. 30 SQ. M PER UNIT	MIN. 30 SQ. M PER UNIT	NONE

NOTE: REQUIREMENTS FOR ELECTRIC VEHICLE (EV) CHARGER SHALL FOLLOW BULLETIN NO. ENGINEERING-05 AND BULW 8500 (CONFORM TO 2009 IFC AND 2012 IBC).
 BICYCLE PARKING SPACES (EXCLUDING VISITOR PARKING), LEVEL 2 EV CHARGING OUTLETS (CONFORM TO 2009 IFC AND 2012 IBC)



CONTEXT PLAN
SCALE: NIS

F.A.R. CALCULATION: LOT AREA: 43486.0 SQ.FT.

F.A.R. (0.7): FAR (MAX.) = 30440.2 SQ.FT.

UNIT 'A' (CONVERTIBLE UNIT)	2X	1224.9 SQ.FT.
UNIT 'A2' (CONVERTIBLE UNIT)	2X	1224.9 SQ.FT.
UNIT 'B'		1139.3 SQ.FT.
UNIT 'B2'	2X	1139.3 SQ.FT.
UNIT 'B3'	3X	1179.5 SQ.FT.
UNIT 'B4'		1179.5 SQ.FT.
UNIT 'C'	2X	1234.3 SQ.FT.
UNIT 'C2'	2X	1234.3 SQ.FT.
UNIT 'D'	2X	1177.6 SQ.FT.
UNIT 'D2'	2X	1177.6 SQ.FT.
UNIT 'D3'	2X	1310.0 SQ.FT.
UNIT 'D4'		1310.0 SQ.FT.
UNIT 'E'		1368.2 SQ.FT.
UNIT 'E2'		1312.9 SQ.FT.
UNIT 'F'		1146.0 SQ.FT.

TOTAL PROPOSED = (0.7 FAR) 30440.2 SQ.FT.



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 14, (514) 725-5800
 Fax: (514) 725-1778
 Email: info@zhaoxd.com
 Web: zhaoxd.com

PROJECT NO. 2017-001
 DATE: 2017-07-10
 DRAWING NO. 101-01

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 0100/01 ROAD LOCATION
 0200/01 DEP. APPROVAL
 0300/01 DEP. CITY COUNCIL
 0400/01 DEP. APPROVAL

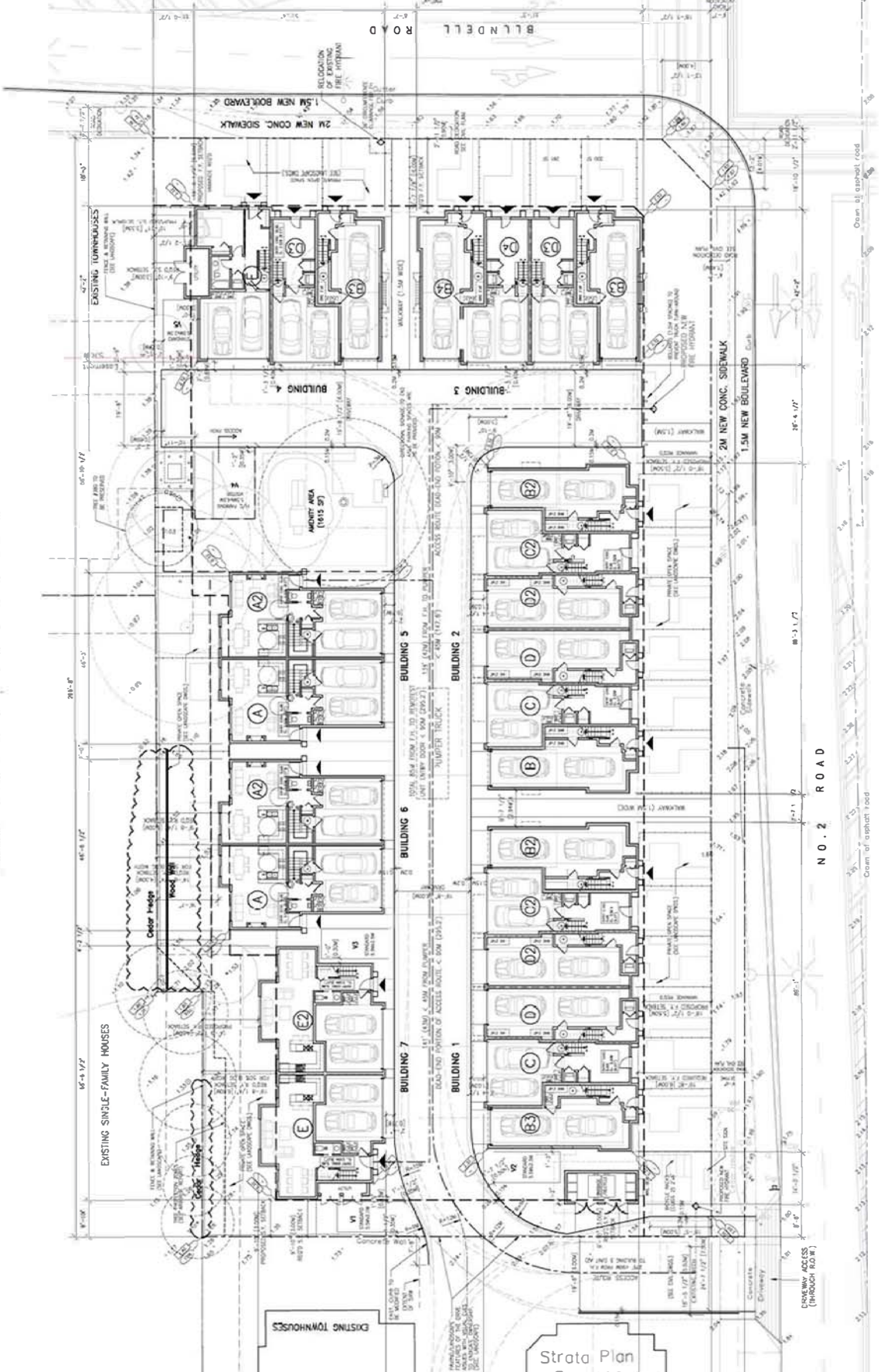
Scale: 1:100
 A DETAIL NUMBER
 B LOCATION SHEET
 C DETAIL SHEET

TOWNHOUSE DEVELOPMENT AT NO. 2 ROAD.

PROJECT NO. 2017-001
 DATE: 2017-07-10
 DRAWING NO. 101-01

Drawn By:
 Created By:
 Project No.:
 Drawing No.:

A2



LEADER:
 NEED MARK QUANTITY
 DYNAMIC MARK QUANTITY

NOTE: REQUIREMENTS FOR ELECTRIC WIRING (E) CHANGE SHALL FOLLOW ILLINOIS NO. ENGINEERING-05 AND ILLINOIS NO. ENGINEERING-06. REQUIREMENTS FOR PLUMBING (P) SHALL FOLLOW ILLINOIS NO. ENGINEERING-05 AND ILLINOIS NO. ENGINEERING-06. REQUIREMENTS FOR MECHANICAL (M) SHALL FOLLOW ILLINOIS NO. ENGINEERING-05 AND ILLINOIS NO. ENGINEERING-06. ALL WORK SHALL BE IN ACCORDANCE WITH THE ILLINOIS MECHANICAL CODE (IMC) AND THE ILLINOIS PLUMBING CODE (IPC).

SITE PLAN / GROUND FLOOR PLAN



SCALE: 1"=17'-0"

NOTE: PLACE DIMENSIONS FOR ALL LINES.
 -2000 BIDDING: ALL DIMENSIONS SHALL BE TO THE FACE OF WALLS FOR EXTERIOR WALLS, TO THE CENTERLINE FOR INTERIOR WALLS, TO THE FACE OF WALLS FOR FLOORING AND DOOR THRESHOLS.
 -2000 BIDDING: ALL DIMENSIONS SHALL BE TO THE FACE OF WALLS FOR EXTERIOR WALLS, TO THE CENTERLINE FOR INTERIOR WALLS, TO THE FACE OF WALLS FOR FLOORING AND DOOR THRESHOLS.
 -2000 BIDDING: ALL DIMENSIONS SHALL BE TO THE FACE OF WALLS FOR EXTERIOR WALLS, TO THE CENTERLINE FOR INTERIOR WALLS, TO THE FACE OF WALLS FOR FLOORING AND DOOR THRESHOLS.



**ZHAO XD
ARCHITECT
LTD.**

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Email: info@zhaoxd.com
Web: zhaoxd.com

This drawing shall be used by the contractor for construction purposes only.

DATE	NO. / REV.	DESCRIPTION
07/11/22	01	REVISED FOR CITY COMMENTS
07/11/22	02	REVISED FOR CITY COMMENTS
07/11/22	03	REVISED FOR CITY COMMENTS
07/11/22	04	REVISED FOR CITY COMMENTS
07/11/22	05	REVISED FOR CITY COMMENTS
07/11/22	06	REVISED FOR CITY COMMENTS
07/11/22	07	REVISED FOR CITY COMMENTS
07/11/22	08	REVISED FOR CITY COMMENTS
07/11/22	09	REVISED FOR CITY COMMENTS
07/11/22	10	REVISED FOR CITY COMMENTS

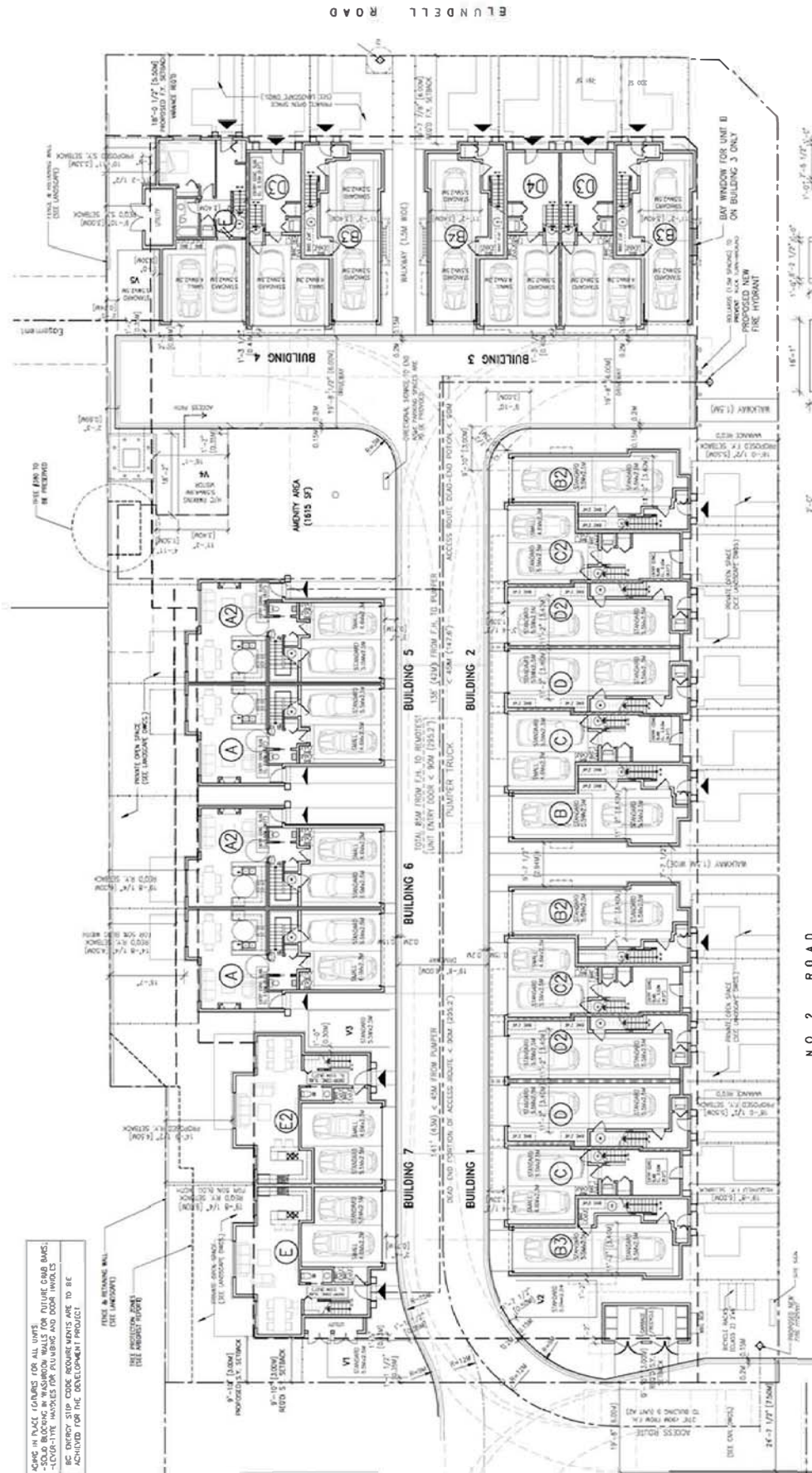
TOWNHOUSE DEVELOPMENT
NO. 2 ROAD

PROJECT NO. 225-1181

NO. 2 ROAD
VANCOUVER, BC

Scale: 1/8" = 1'-0"
Scale: 3/32" = 1'-0"

A.3



GROUND FLOOR PLAN / PARKING PLAN
SCALE: 3/32" = 1'-0"

BY CHAIRMAN'S CALCULATIONS

NO.	DESCRIPTION	AREA (SQ. FT.)	REMARKS
1	Garage	4500	
2	Parking	1500	
3	Storage	500	
4	Other	1000	

NOTE: REQUIREMENTS FOR ACCURACY OF CALCULATIONS SHALL BE AS FOLLOWS:
ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

PARKING DIMENSIONS
SCALE: 1/8" = 1'-0"
NOTE: DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
PARKING TO BE PROVIDED:

- SMALL CAR SPOT
- STANDARD CAR SPOT
- ACCESSIBLE PARKING SPOT
- BIKE PARKING SPOTS

NO. 2 ROAD

PLN - 50



**ZHAO XD
ARCHITECT
LTD.**

825-1181, Avenue Hwy,
1st Floor, Suite 100,
15000 37th Ave SW,
Fremont, WA 98148
Tel: (206) 835-1175
Email: info@zhaoxd.com
Web: zhaoxd.com

This drawing shall be used for construction.

DATE	DESCRIPTION
02/01/20	CITY DOWNS
07/01/21	ROAD OCCUPATION
02/02/21	DP APPLICATION
02/02/21	FOR CITY COMMENTS
04/15/21	FOR APPLICATION

DATE	REVISION
A	OFFICE NUMBER
B	LOCATION SHEET
C	DETAIL SHEET

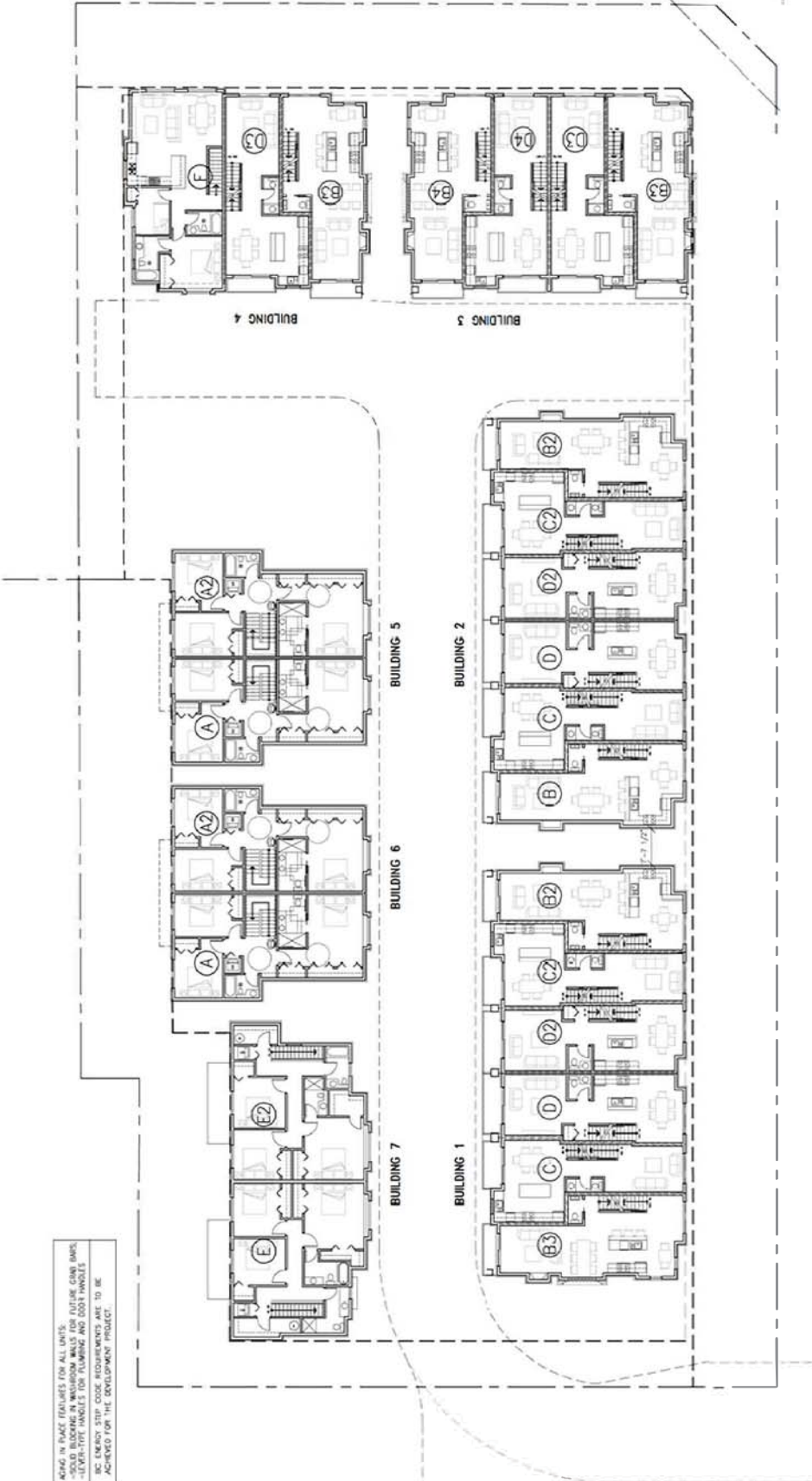
PROJECT:
TOWNHOUSE
DEVELOPMENT
NO. 2 ROAD

PROJECT NO.:
8031-8071 NO. 2 ROAD,
FREMONT, WA

DRAWING TITLE:
SECOND FLOOR
PLAN

DATE:	SCALE:
DRAWN BY:	CHECKED BY:
PROJECT NO.:	DRAWING NO.:

A4



ACHIEVE IN PLACE FEATURES FOR ALL UNITS:
- EXTERIOR FINISHES
- LEVER-TYPE HANDLES FOR PLUMBING AND DOOR HANDLES
- ALL ENERGY STAR CODE REQUIREMENTS ARE TO BE
ACHIEVED FOR THE DEVELOPMENT PROJECT.

SECOND FLOOR PLAN
SCALE: 3/32"=1'-0"





**ZHAO XD
ARCHITECT
LTD.**

8245-1181, Yonge Street,
Toronto, Ontario M2H 3P9
Tel: (416) 275-8822
Fax: (416) 598-1725
Email: info@zhaoxd.com
Web: zhaoxd.com

This drawing shall be used for construction.

20/01/22	CITY COMMENTS
07/01/21	ROAD OCCUPATION
20/01/21	DEVELOPER APPLICATION
07/01/21	CITY COMMENTS
JAN/18	DEVELOPER APPLICATION

Date:	Revision No.:
Project:	
TOWNHOUSE DEVELOPMENT	
NO. 2 ROAD	

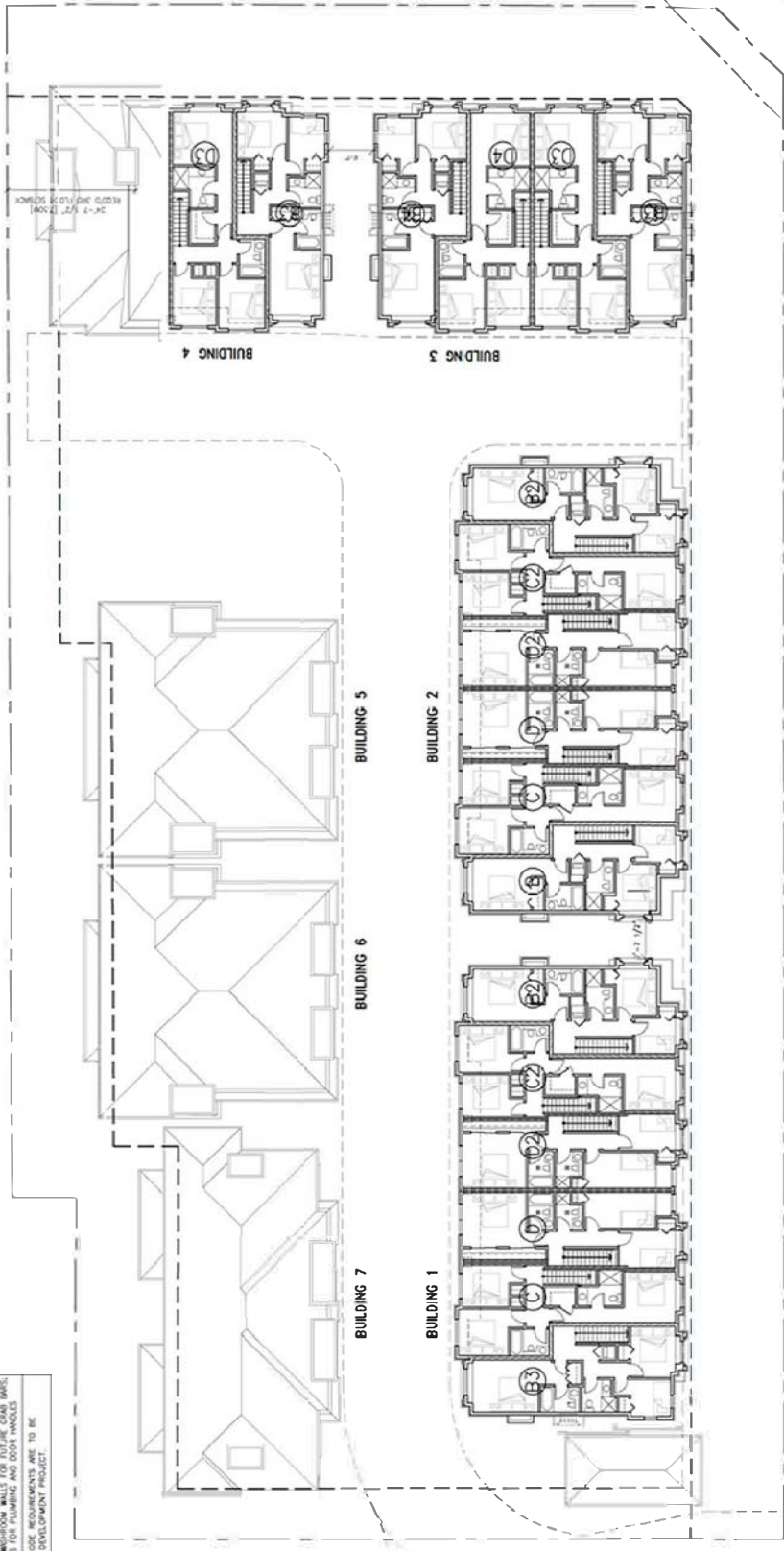
Project:
TOWNHOUSE DEVELOPMENT
NO. 2 ROAD

Drawing Title:
THIRD FLOOR PLAN

Date:	Scale:
Drawn By:	Checked By:
Project No.:	Drawing No.:

A5

AGING IN PLACE FEATURES FOR ALL UNITS:
- WALKWAY TO THE ENTRANCE
- LEVEL-FREE WALKWAYS FOR PLUMBING AND DOOR HANDLES
- BIC ENERGY STEP CODE REQUIREMENTS ARE TO BE ACHIEVED FOR THE DEVELOPMENT PROJECT.



THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"



**ZHAO XD
ARCHITECT
LTD.**

#220-1181, Appleton Way,
Toronto, Ontario M5R 1A5
Tel: (416) 478-8829
Fax: (416) 498-1128
Email: info@zhaoxd.com
Web: zhaoxd.com

This drawing shall be used for construction
unless it is specifically noted otherwise.

DATE	DESCRIPTION
2024/02/28	REV. 01: MARKETS
2024/01/21	REV. 02: DESIGN
2024/01/11	REV. 03: APPROVAL
2024/01/11	REV. 04: CITY COMMENTS
2024/01/11	REV. 05: REV. APPROVAL

Project:
Townhouse Development
at
No. 2 Road

Sheet:
A
Detail Number
B Location Sheet
C Detail Sheet

Scale:
1/8" = 1'-0"
1/4" = 3'-0"
1/2" = 6'-0"
3/4" = 9'-0"
1" = 12'-0"
1 1/4" = 15'-0"
1 1/2" = 18'-0"
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5" = 60'-0"

Project:
Townhouse Development
at
No. 2 Road

Sheet:
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Detail Number
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Townhouse Development
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A7



BUILDING NO. 3

BUILDING NO. 2

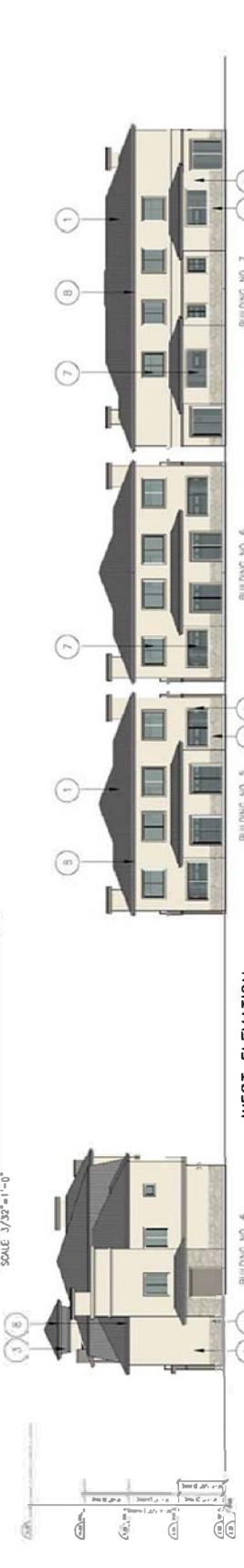
STREET ELEVATION (NO. 2 ROAD)
SCALE: 3/32" = 1'-0"



BUILDING NO. 4

BUILDING NO. 3

STREET ELEVATION (BLUNDELL ROAD)
SCALE: 3/32" = 1'-0"



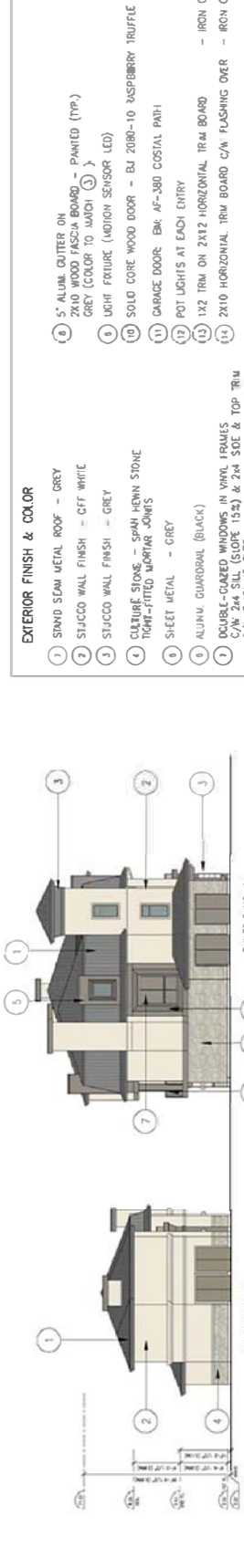
BUILDING NO. 4

BUILDING NO. 5

BUILDING NO. 6

BUILDING NO. 7

WEST ELEVATION
SCALE: 3/32" = 1'-0"



BUILDING NO. 3

BUILDING NO. 1

BUILDING NO. 2

WEST ELEVATION
SCALE: 3/32" = 1'-0"

- EXTERIOR FINISH & COLOR**
- 1 STUCCO SEAM METAL ROOF - GREY
 - 2 STUCCO WALL FINISH - OFF WHITE
 - 3 STUCCO WALL FINISH - GREY
 - 4 CULTURE STONE - SPAN HENIN STONE TIGHT-FITTED MORTAR JOINTS
 - 5 SHEET METAL - GREY
 - 6 ALUMINUM GUARDRAIL (BLACK)
 - 7 DOUBLE-GLAZED WINDOWS IN VINYL FRAMES C/W 2x4 SILL (SLOPE 15%) & 2x4 SDC & TOP TRIM TRIM PAINTED: BK1 AF-720 SHARROW
- STREET ELEVATIONS**
- 8 5" ALUM. GUTTER ON 2X10 WOOD FASCIA BOARD - PAINTED (TYP.) GREY COLOR TO MATCH (3)
 - 9 LIGHT FIXTURE (MOTION SENSOR LED)
 - 10 SOLO CORE WOOD DOOR - BU 2080-10 ASPBERRY TRUFFLE
 - 11 GARAGE DOOR: BK: AF-380 COSTAL PATH
 - 12 POT LIGHTS AT EACH ENTRY
 - 13 1X2 TRIM ON 2X12 HORIZONTAL TRIM BOARD - IRON GRAY
 - 14 2X10 HORIZONTAL TRIM BOARD C/W FLASHING OVER - IRON GRAY



**ZHAO XD
ARCHITECT
LTD.**

225-1181, Vancouver, B.C.
Tel: (604) 275-8800
Fax: (604) 698-1128
Email: info@zhaoxd.com
Web: zhaoxd.com

This drawing shall be used for construction purposes only. It is not to be used for any other purpose without the written consent of the architect.

DATE: 02/24/21
BY: [Signature]
FOR: CITY OF VANCOUVER

PROJECT: TOWNHOUSE DEVELOPMENT @ NO. 2 ROAD

DATE: 02/24/21
BY: [Signature]
FOR: CITY OF VANCOUVER

DATE: 02/24/21
BY: [Signature]
FOR: CITY OF VANCOUVER

DATE: 02/24/21
BY: [Signature]
FOR: CITY OF VANCOUVER

DATE: 02/24/21
BY: [Signature]
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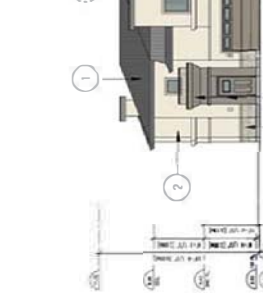
BUILDING NO. 4



BUILDING NO. 5



BUILDING NO. 6

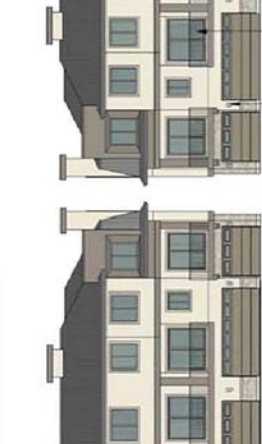


BUILDING NO. 7

EAST ELEVATION (INTERNAL DRIVE AISLE)
SCALE: 3/32"=1'-0"



BUILDING NO. 1



BUILDING NO. 2

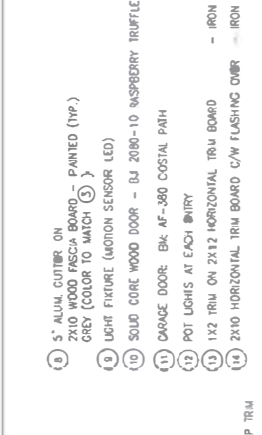


BUILDING NO. 3



BUILDING NO. 4

WEST ELEVATION (INTERNAL DRIVE AISLE)
SCALE: 3/32"=1'-0"



BUILDING NO. 5



BUILDING NO. 6

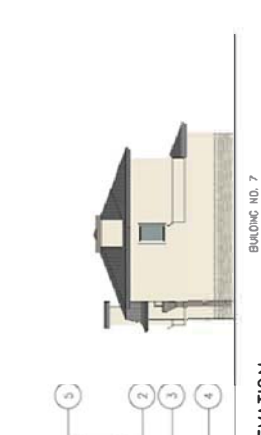


BUILDING NO. 7



BUILDING NO. 8

SOUTH ELEVATION
SCALE: 3/32"=1'-0"



BUILDING NO. 1



BUILDING NO. 2

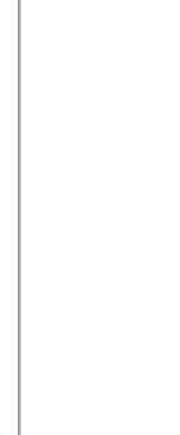


BUILDING NO. 3

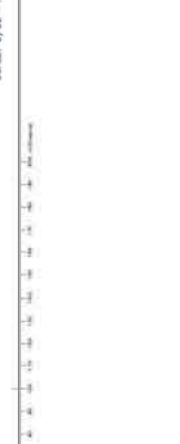


BUILDING NO. 4

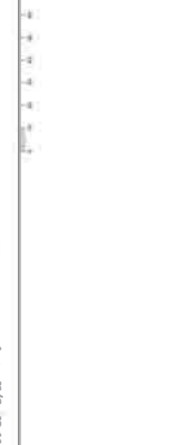
NORTH ELEVATION
SCALE: 3/32"=1'-0"



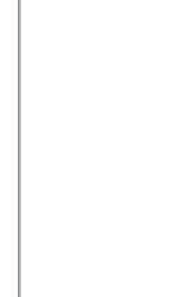
BUILDING NO. 5



BUILDING NO. 6



BUILDING NO. 7



BUILDING NO. 8

- EXTERIOR FINISH & COLOR**
- 1 STAIN SEAM METAL ROOF - GREY
 - 2 STUCCO WALL FINISH - OFF WHITE
 - 3 STUCCO WALL FINISH - GREY
 - 4 CULTURE STONE - SPAN HEWNI STONE
 - 5 SLUET METAL - GREY
 - 6 ALUMINUM GUARDRAIL (BLACK)
 - 7 DOUBLE-GLAZED WINDOWS IN VENT. FRAMES C/W 2x4 SILL (SLOPE 15% & 2x4 SIDE & TOP TRIM TRIM PAINTED: BK: AF-720 SPARROW
 - 8 5" ALUM. CUTTER ON 2X10 WOOD FASCIA BOARD - PAINTED (TYP.) GREY (COLOR TO MATCH 3)
 - 9 LIGHT FIXTURE (MOTION SENSOR LED)
 - 10 SOLID CORE WOOD DOOR - DJ 2080-10 W/SPRERRY TRUFFLE
 - 11 DAMAGE DOOR: BK: AF-380 COSTAL PAIR
 - 12 POT LIGHTS AT EACH ENTRY
 - 13 1X2 TRIM ON 2X12 HORIZONTAL TRU BOARD - IRON GRAY
 - 14 2X10 HORIZONTAL TRIM BOARD C/W FLASHING OVER - IRON GRAY

- EXTERIOR FINISH & COLOR**
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 - 10 SOLID CORE WOOD DOOR - DJ 2080-10 W/SPRERRY TRUFFLE
 - 11 DAMAGE DOOR: BK: AF-380 COSTAL PAIR
 - 12 POT LIGHTS AT EACH ENTRY
 - 13 1X2 TRIM ON 2X12 HORIZONTAL TRU BOARD - IRON GRAY
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A8



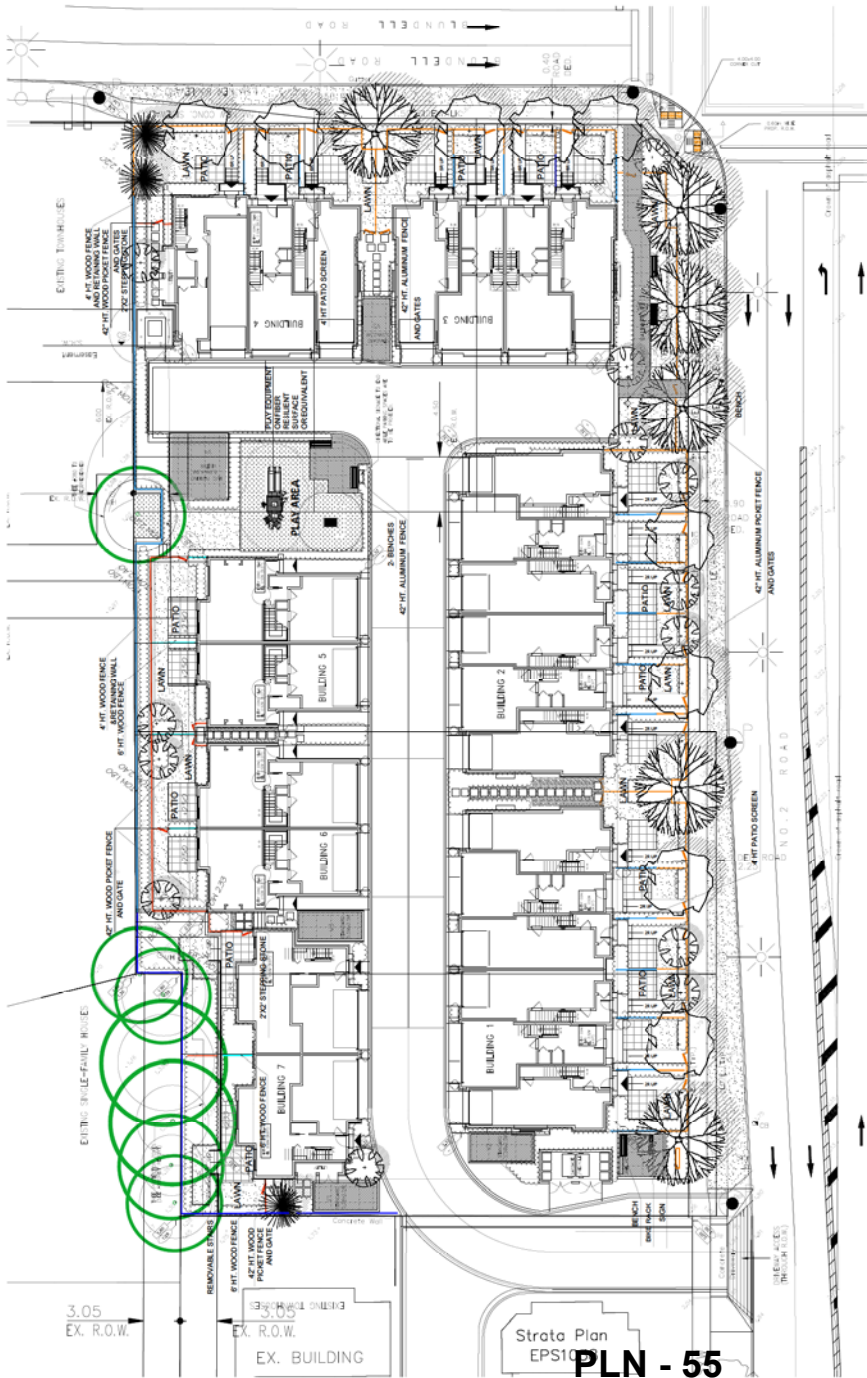
HARDSCAPE LEGEND	
	4" x 8" WOOD FENCE AND FINISH WALL AND PATIO WALL AND GATES
	2x2x7 2x1 Bay Architectural Slabs BY MUTUAL MATERIALS COLOR: GREY; FIBER ON PLAYGROUND
	GRAVEL ON A WEED MAT

FENCE LEGEND	
	42" HT. ALUMINUM PICKET FENCE AND GATES
	42" HT. WOOD PICKET FENCE AND GATES
	6" HT. WOOD FENCE AND GATES
	4" HT. WOOD FENCE AND GATES
	RETAINING WALL

FURNITURE LEGEND	
	Playstructure (J5-1728-A) by JAMBETTE 18 months to 5 years old
	2 children
	2 children

NOTE:
PLAY EQUIPMENT TO BE INSTALLED WITH STRONGER SYSTEM ABOVE EXISTING GRADE IN TREE PROTECTION FENCE

NOTE:
Crawf Tumula with portholes - G-0103 by Jambette 18 months to 5 years old



PLANT SCHEDULE		PMG PROJECT NUMBER: 21-041	
KEY	QTY	BOTANICAL NAME	COMMON NAME
TREE	9	ACER RUBRUM 'BOWHALL'	COLUMNAR BOWHALL MAPLE
	6	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE
	13	MAGNOLIA KOBUS STELLATA ROYAL STAR'	ROYAL STAR MAGNOLIA
	3	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMIDAL LUMBER PINE

PLANTED SIZE / REMARKS

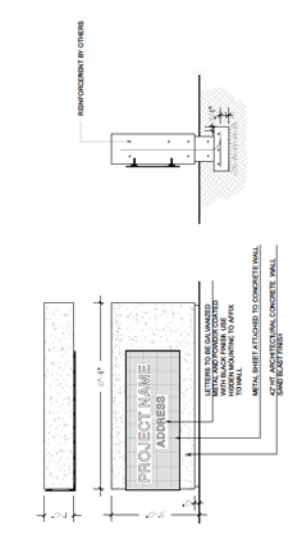
- 6CM CAL: 2M STD: B&B
- 6CM CAL: 1.8M STD: B&B
- 6CM CAL: 1.8M STD: B&B
- 3M HT: B&B

NOTES:

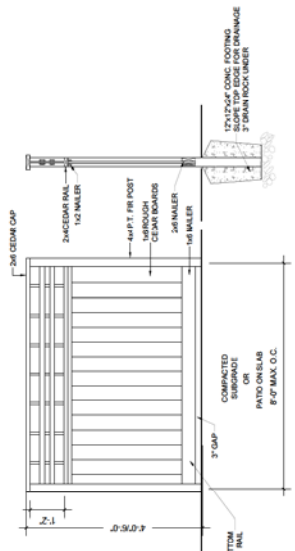
- * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTIONS. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFER TO CONDITIONS OF CONTRACT FOR FULL DETAILS. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.
- NOTE:**
- All soft landscape areas to be irrigated with automatically installation to I.L.A.B.C. Standards, latest edition.

Strata Plan EPS10
PLN - 55

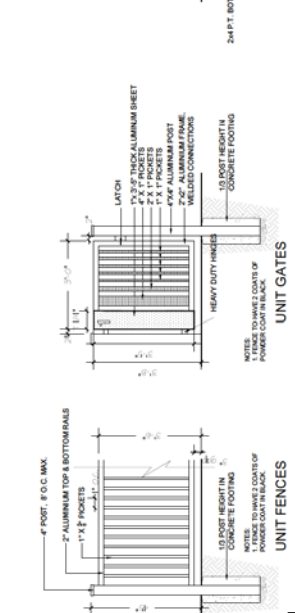
- NOTES:**
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS
 2. ALL OTHER MEMBERS TO BE CEDAR #2 (CONSTRUCTION GRADE MINIMUM)
 3. ALL HARDWARE NOT DIPPED GALVANIZED
 4. ALL HARDWARE NOT DIPPED GALVANIZED
 5. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION
 6. FINISHES TO BE APPROVED BY ARCHITECT
 7. GAPS TO GRADE TO FOLLOW FINISH GRADE GAP TO BE 3/4"



DEVELOPMENT SIGNAGE



4 1/2\"/>



UNIT FENCES

UNIT GATES

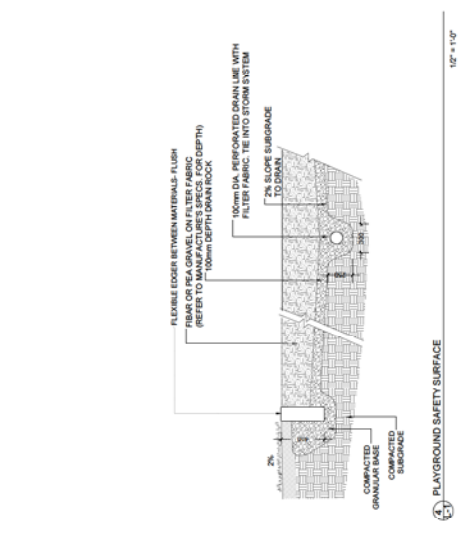
NO.	DATE	REVISION DESCRIPTION	DR
1	22.03.22	ISSUED FOR PERMITS	DR

CLIENT: 120058 BC LTD.
WITH: ZHAO XIAO ARCHITECT LTD.

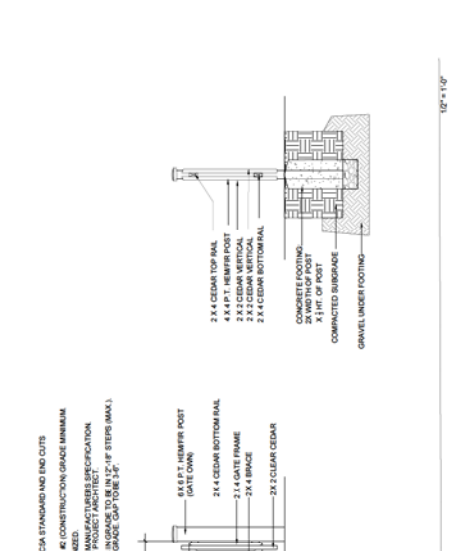
PROJECT
25 UNIT TOWNHOUSE DEVELOPMENT
8031-8071 NO. 2 ROAD AND
5765-5766 BLUNDELL ROAD
RICHMOND

DRAWING TITLE
LANDSCAPE DETAILS

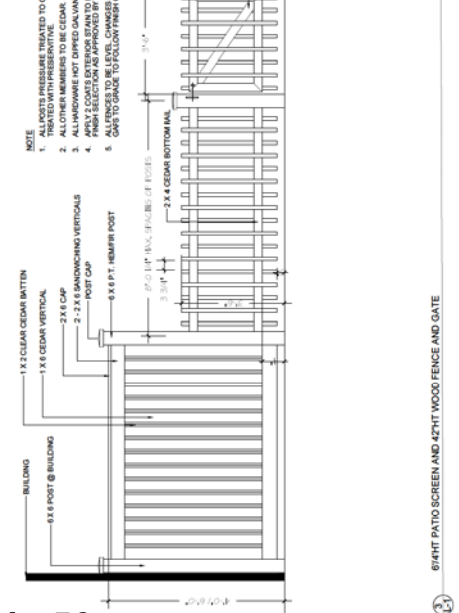
DATE: MHP
SCALE:
DRAWN: DD
DESIGN: DD
CHKD: PCM
PMG PROJECT NUMBER: 21-041
DRAWING NUMBER: L3
OF 4



PLAYGROUND SAFETY SURFACE



4 1/2\"/>



6 1/4\"/>

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SCALE

NO.	DATE	REVISION DESCRIPTION	DR
1	23.03.23	ISSUED FOR PERMITS	DR

CLIENT: 120058 BC LTD.
WITH: ZHAO XIO ARCHITECT LTD.

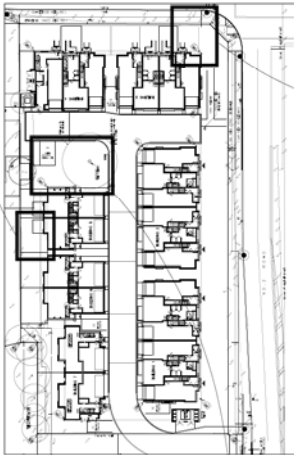
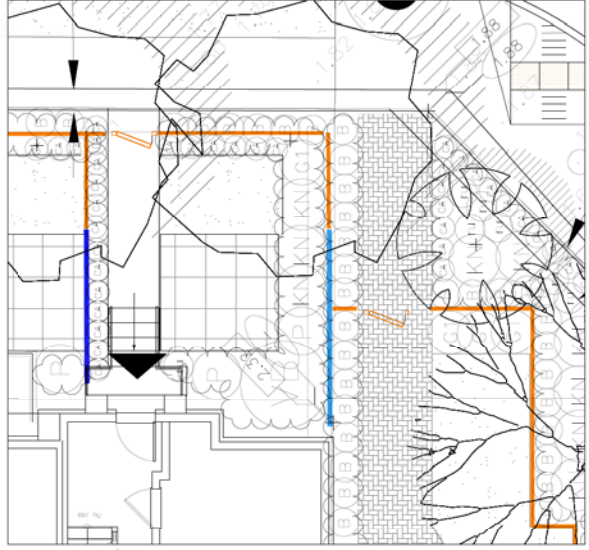
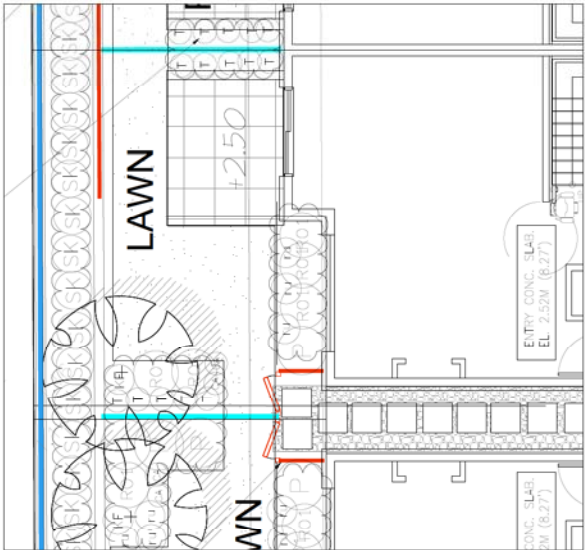
PROJECT
25 UNIT TOWNHOUSE DEVELOPMENT
8031-8071 NO. 2 ROAD AND
5765-5786 BLUNDELL ROAD
RICHMOND

DRAWING TITLE
LANDSCAPE ENLARGEMENTS

DATE: March
SCALE: 1/4"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM
PMG PROJECT NUMBER: 21-041

L4

OF 4

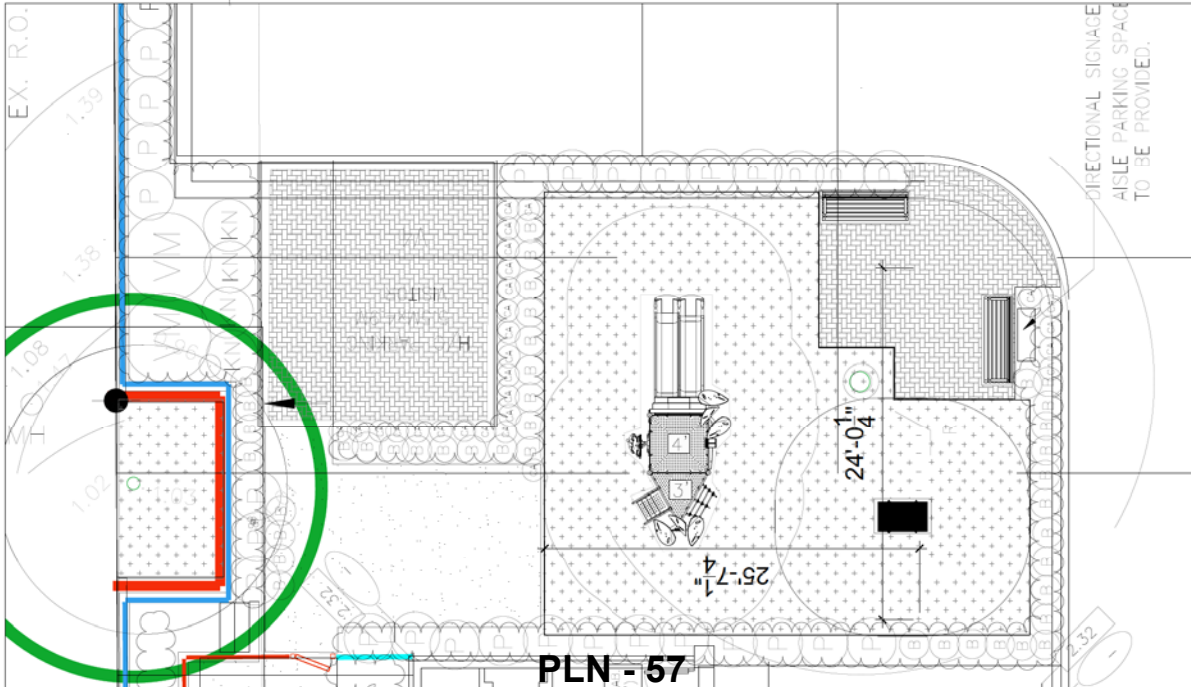


KEY PLAN



PROPOSED SHRUB TYPE

- B BUXUS MICROPHYLLA 'WINTER GEM'
- P PIERIS JAPONICA 'VALLEY FIRE'
- KN ROSA 'KNOCKOUT RADRAZZ'
- RO1 ROSA 'MEDOLAND BONICA'
- SK SKIMMIA REEVESIANA
- T TAXUS X MEDIA 'HICKSII'
- VM VIBURNUM P.T. 'MARIESII'
- VB VIBURNUM X 'BURKWOODII'
- KF CALAMAGROSTIS X A. 'KARL FOERSTER'
- CA CAREX 'ICE DANCE'
- G1 MISCANTHUS SINENSIS 'MORNING LIGHT'
- nu RUDBECKIA FULGIDA 'VAR SULLIVANTII' 'GOLDLOCKS'
- SK SKIMMIA REEVESIANA
- 109 STYRAX JAPONICUS 'PINK CHIMES'
- T TAXUS X MEDIA 'HICKSII'
- VM VIBURNUM P.T. 'MARIESII'
- VB VIBURNUM X 'BURKWOODII'



PLN - 57

DIRECTIONAL SIGNAGE
AISLE PARKING SPACE
TO BE PROVIDED.



ZHAO XD ARCHITECT LTD.

March 7, 2022

City of Richmond
Planning Department
6911 No. 3 Road, Richmond, BC

**Re: 25-Unit Townhouse Development
At 8071, 8031, 8051 No. 2 Road & 5760, 5780, 5786 Blundell Road
Development Permit Application**

The project owner has followed the City's requirement to "Contact the neighbouring strata council or each unit owner by registered mail, advising them of the proposed development and requesting an opportunity to discuss shared access" as well as to follow up what's required and necessary for the matter.

The following is a summary:

When contact was made:

January 10, 2022

Who was contacted:

Strata and All owners of 8091 No.2 Road;

The subject of the message:

Statutory Right of Way BB1986405 registered on the property titles,
And invitation for discussion (on the matter of shared access through registered Right-of-Way);

The response:

No response received to this date.

Please find enclosed supporting document(s) and records for the above items.

The project owner told that more attempts were made in earlier time to contact and communicate with the neighboring strata/owner (neighbor at 8091 No. 2 Road) by developer's agent (in August 2021) regarding the easement/SRW for shared driveway, but were dismissed/refused by the neighbor (refer to the Review document sent to City on June 10, 2021).

Regards,

A handwritten signature in black ink, appearing to read 'Xuedong Zhao', is written over a light grey rectangular background.

Xuedong Zhao
MAIBC, B. Arch., Ph D Arch.
ZHAO XD ARCHITECT LTD.

#255-11181 Voyageur Way, Richmond, BC V6X 3N9

Tel: 604 275-8882 Fax: 604 909-1736

Email: xzhao@zhaoarch.com

Web: www.zhaoarch.com



Jan 10, 2022

TO: Strata Plan EPS1038
All owners of 8091 No. 2 Road, Richmond BC

AND TO: [REDACTED]

Dear Sirs/Mesdames:

RE: Statutory Right of Way BB1986405 (the "SRW") as outlined in Plan 49245 (the "SRW Area") registered against the Common Property Strata Plan EPS1038 (the "Common Property")

We act for 1085796 BC LTD, XWJ Enterprises Ltd, and 1209136 BC Ltd. (the "Client") with respect to their proposed development of twenty-five (25) unit townhouses civically at #8031-8071 No. 2 Road, Richmond B.C. and #5760-5786 Blundell Road, Richmond, B.C. and legally described as:

SOUTHERLY 60 FEET LOT "A" EXCEPT: PART ON PLAN LMP43723 SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 16911 (PID: 004-206-193);

LOT "B" SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 16911 (PID: 003-644-375);

LOT 2 EXCEPT FIRSTLY: THE SOUTH 72 FEET AND SECONDLY: PART ON PLAN 43278; SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 6188 (PID: 001-931-164);

LOT 234 EXCEPT: PARCEL E (REFERENCE PLAN LMP40316) SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 57659 (PID: 003-829-529);

LOT 235 EXCEPT: PARCEL F (REFERENCE PLAN LMP40316) SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 57659 (PID: 003-829-731); and

LOT 236 EXCEPT: PARCEL G (REFERENCE PLAN LMP40316) SECTION 24 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 57659 (PID: 003-829-880)

(the "Proposed Development").

We have been asked to provide our legal opinion with respect to the SRW and whether the Proposed Development is prohibited by the SRW, as well as to inform all owners of my Client's intention to make use of the SRW and SRW area for vehicle use in its development.

PROPOSED DEVELOPMENT AND INTENDED USE OF SRW AND SRW AREA

Our Client intend to develop and construct the Proposed Development, and sell each townhouse comprising the Proposed Development to a bona fide purchaser.

The Proposed Development will use the SRW Area as a driveway or roadway for ingress and egress to and from No. 2 Road, Richmond, B.C. The Proposed Development's use of the SRW Area will be substantially similar to the Common Property's current use of the SRW Area.

*providing services as a law corporation

VANGUARD LAW GROUP	LAW CORPORATION
Unit 950 - 1140 West Pender Street	604.696.6710 Telephone
Vancouver, B.C. V6E 4G1	604.408.6475 Facsimile 1
CANADA	604.681.5510 Facsimile 2

At the request of the City, our Client will execute and deliver to the City a document confirming that they will comply with all the terms and conditions of the SRW, as if they had been an original party to the SRW.

Based on our review we are of the opinion that the Proposed Development will not conflict with or contravene the terms and conditions of the SRW.

While it is our opinion that our client is permitted to do so, as the Proposed Development will be in close proximity to your property, we would like to invite all strata lot owners as well as the strata council to discuss the business terms of our Client's intended use of the driveway in accordance to the SRW over your driveway and as envisioned by the City of Richmond. Please let us know when you would be available for such a discussion. Should you have any questions or concerns regarding the SRW, the City Planner has asked that you contact Jordan Rockerbie at jrockerbie@richmond.ca or 604-276-4092 for further clarification.

We look forward to hearing from you at your earliest convenience.

Yours truly,

Jason C. Wang*

A handwritten signature in blue ink, appearing to be 'J. Wang', written over the printed name 'Jason C. Wang*'. The signature is stylized and includes a flourish at the end.

Barrister & Solicitor.

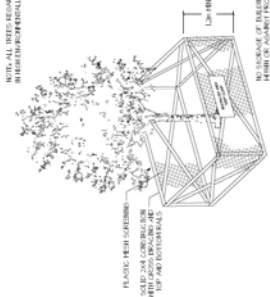
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BSAL

TREE PROTECTION DISTANCE TABLE

TRUNK DBH (INCHES)	MINIMUM PROTECTION DISTANCE (M)
12	1.2
15	1.5
18	1.8
21	2.1
24	2.4
27	2.7
30	3.0
33	3.3
36	3.6
39	3.9
42	4.2
45	4.5
48	4.8
51	5.1
54	5.4
57	5.7
60	6.0
63	6.3
66	6.6
69	6.9
72	7.2
75	7.5
78	7.8
81	8.1
84	8.4
87	8.7
90	9.0
93	9.3
96	9.6
99	9.9
102	10.2
105	10.5
108	10.8
111	11.1
114	11.4
117	11.7
120	12.0
123	12.3
126	12.6
129	12.9
132	13.2
135	13.5
138	13.8
141	14.1
144	14.4
147	14.7
150	15.0
153	15.3
156	15.6
159	15.9
162	16.2
165	16.5
168	16.8
171	17.1
174	17.4
177	17.7
180	18.0
183	18.3
186	18.6
189	18.9
192	19.2
195	19.5
198	19.8
201	20.1
204	20.4
207	20.7
210	21.0
213	21.3
216	21.6
219	21.9
222	22.2
225	22.5
228	22.8
231	23.1
234	23.4
237	23.7
240	24.0
243	24.3
246	24.6
249	24.9
252	25.2

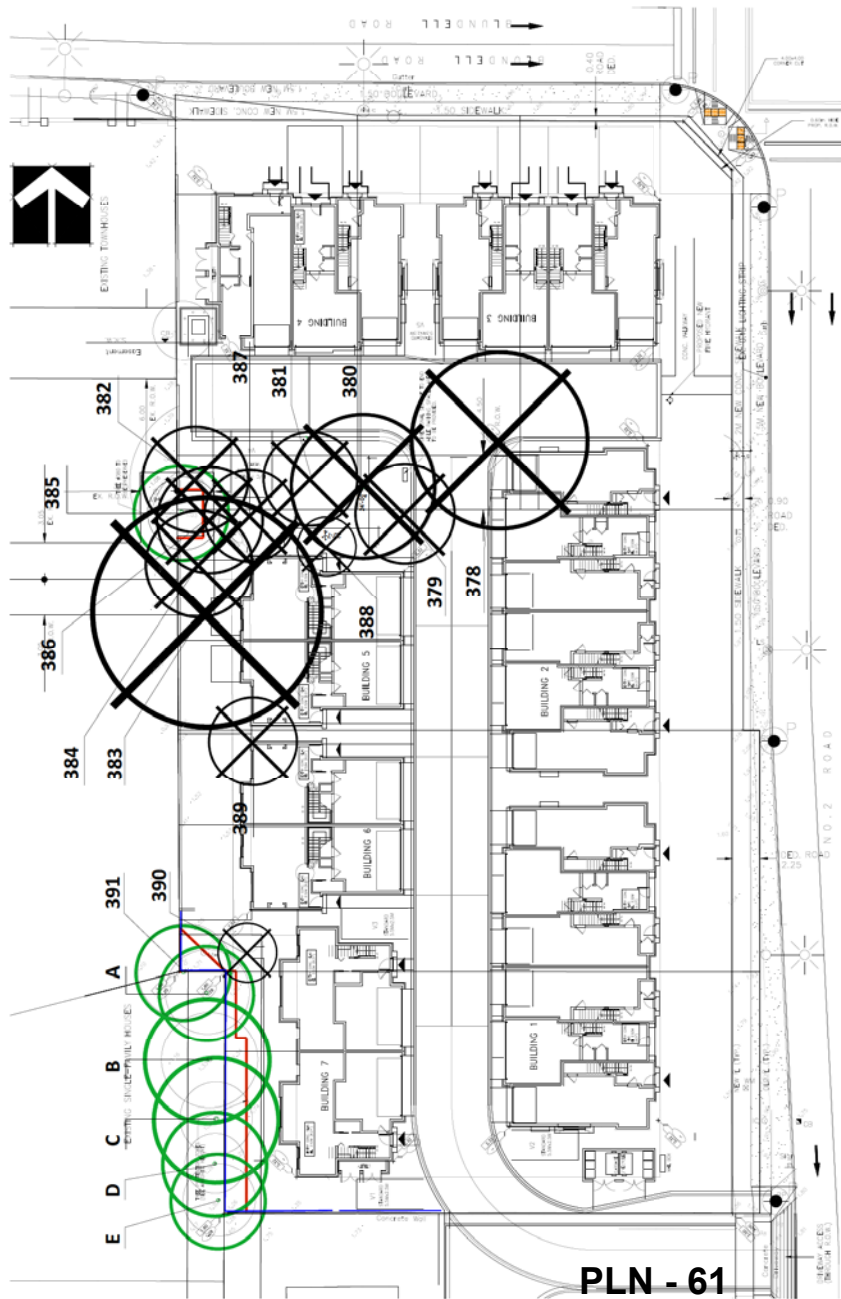


1A TREE PROTECTION BARRIER

TREE TO RETAIN (Green circle)

TREE TO REMOVE (Black circle with X)

TREE PROTECTION FENCE (Red line)



PLN - 61

NO.	DATE	REVISION DESCRIPTION	DR.
1	23.04.23	ISSUE FOR PERMIT	DR

CLIENT: 25 UNITS INC. LTD.
WITH: ZHANG ARCHITECT LTD.

PROJECT:
25 UNIT TOWNHOUSE DEVELOPMENT
8031-8071 NO. 2 ROAD AND 5765-5785 BUNDELL ROAD RICHMOND

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: March 21, 2023
SCALE: 1/8"=1'-0"
DRAWN BY: DD
DESIGN BY: DD
CHECKED BY: PCM
PROJECT NUMBER: 21-041

L2
ATTACHMENT 7



Address: 8031/8051/8071 No. 2 Road and 5760/5780/5786 Blundell Road **File No.:** RZ 18-829337

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10001, the developer is required to complete the following:

1. Approx. 0.9 m to 2.55 m road dedication along the entire Blundell Road frontage based on the functional plan.
2. Approx. 1.4 m to 2.75 m road dedication along the entire No. 2 Road frontage based on the functional plan.
3. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
4. 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 trees to be retained. 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.
5. Submission of a Tree Survival Security to the City in the amount of \$10,000 for the two trees to be retained (\$5,000 for each of Tag# 385, 391). Up to 90% of the security will be returned upon receipt of a Post Construction Impact Assessment from the Certified Arborist, with the remainder held for one year to ensure that the trees survive.
6. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
7. Registration of a flood indemnity covenant on title (Area A).
8. Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
9. Registration of a legal agreement on title ensuring that the only means of vehicle access is via the statutory right-of-way BB1986405 registered on 8091 No. 2 Road, and that there be no vehicle access to Blundell Road or No. 2 Road. This agreement must include language indemnifying and releasing the City from any issues arising from such reliance.
10. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of 8091 No. 2 Road, including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
11. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
12. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
13. City acceptance of the developer's offer to voluntarily contribute \$0.93 per buildable square foot (e.g. \$28,309.20) to the City's public art fund.
14. Contribution of \$55,961.00 in-lieu of on-site indoor amenity space to go towards development of the City facilities (2021 rates: \$1,805 per unit up to 19; \$3,611 per additional unit up to 39).
15. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$258,749.03) to the City's affordable housing fund.
16. Contributions towards enhancing traffic operations and safety in the immediate vicinity, including:
 - a) \$44,000 cash contribution for the replacement of the existing centreline delineators at the south leg of the Blundell Road/No. 2 Road intersection. The contribution is intended for the purchase and installation of approximately 100 m of "Qwick Kurb" standard delineators.

- b) \$81,765 cash contribution towards the upgrade of the Blundell Road/No. 2 Road intersection traffic signal. The upgrade includes: traffic signal pole/arm/heads, pedestrian signal heads, traffic loop detection, and intersection cameras.
17. Enter into a Servicing Agreement* for the design and construction of site servicing works and frontage improvements. 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:

Water Works:

- a) Using the OCP Model, there is 1650 L/s of water available at a 20 psi residual at the No 2 Road frontage, and 1638 L/s of water available at a 20 psi residual at the Blundell Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) At Developer's cost, the Developer is required to:
- i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm 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 building designs.
 - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for multi-family land use. Note: arterial roads are considered an obstruction for fire service. Spacing of fire hydrants is to be measured along the side of the road fronting the development – as in, a hydrant located across an arterial road from the development would not be considered in whether or not the development meets the hydrant spacing requirements.
 - iii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
 - iv) Install a new water main along Blundell Road to replace the existing water main(s) that may be impacted by the proposed site preparation, utility works, and frontage improvements. Estimated replacement length is 70 m (i.e. from the west property line to the box culvert), assuming that the storm sewer on Blundell Road requires upgrade – final replacement length to be confirmed by the City at the Servicing Agreement stage. The new water main shall be located in the roadway if possible.
 - v) Remove the existing water main(s) that are being replaced as per the above.
 - vi) Install a new water connection to serve the proposed development. Water meter to be located onsite in a right-of-way. Note: connection to the 750 mm diameter water main on No 2 Road is not permitted.
- c) At Developer's cost, the City will:
- i) Cap and remove all existing water connections and meters serving the development site.
 - ii) Install a new fire hydrant along No 2 Road to meet hydrant spacing requirements.
 - iii) Reconnect all existing water services and hydrant leads to the proposed water main.
 - iv) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- d) At Developer's cost, the Developer is required to:
- i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Perform a capacity analysis on the storm sewer on Blundell Road to confirm if upgrades are required. If upgrades are required, remove the existing storm sewer from the west property line up to the box culvert along No 2 Road and install a new adequately sized storm sewer as replacement.
- e) At Developer's cost, the City will:
- i) Cap the existing storm connections to the development site and remove inspection chambers.

- ii) Install a new storm connection off of the development's Blundell Road frontage, complete with inspection chamber, to serve the development site. No connection is permitted to the box culvert on No 2 Road, to avoid impact to both the box culvert and the adjacent asbestos cement water main.
- iii) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- f) At Developer's cost, the Developer is required to:
 - i) Complete all rear-yard sanitary works prior to the commencement of any site preparation, pre-loading, foundation excavation, or foundation construction to prevent damage to the existing sanitary sewers. No pre-loading or building construction will be permitted until the existing sanitary sewers are removed (or filled and abandoned, as the case may be) as described below, and the associated right-of-ways are discharged.
 - ii) Install a new sanitary manhole at the south property line of the development site, fill and abandon the existing sanitary sewer north of the new manhole, and remove the existing manholes and inspection chambers.
 - iii) Video inspect the existing sanitary sewer at the southwest corner of the site prior to filling and abandonment, to confirm that there are no existing sanitary connections serving other adjacent lots.
 - iv) Cap the existing sanitary sewer along the south property lines of 5760/5780 Blundell Road at the west property line of the development site, and remove the sanitary sewers and inspection chambers to the east.
 - v) Install a new sanitary connection off of the proposed or existing manhole to serve the development site.
 - vi) Discharge the portions of right-of-ways with plan numbers 44096 and 57660 that are no longer required following the removal/abandonment of the sanitary sewers described above.
- g) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements:

- h) At Developer's cost, the Developer is required to:
 - i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
 - ii) 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:
 - (1) BC Hydro PMT – 4.0 x 5.0 m
 - (2) BC Hydro LPT – 3.5 x 3.5 m
 - (3) Street light kiosk – 1.5 x 1.5 m
 - (4) Traffic signal kiosk – 2.0 x 1.5 m
 - (5) Traffic signal UPS – 1.0 x 1.0 m
 - (6) Shaw cable kiosk – 1.0 x 1.0 m
 - (7) Telus FDH cabinet – 1.1 x 1.0 m
 - iii) Review street lighting levels along all road frontages, and upgrade as required.

- iv) Complete frontage improvements on Blundell Road, including:
 - (1) Removal of the existing sidewalk and replacement with 2.0 m sidewalk at the new property line, min. 1.5 m landscaped boulevard with street trees, and 0.15 m curb (in existing location). A root barrier should be provided between the 1.5 m landscaped boulevard and any area for future road widening.
 - (2) Removal of the existing driveway crossings and replacement with the above works.
- v) Complete frontage improvements on No. 2 Road, including:
 - (1) Removal of the existing sidewalk and replacement with 2.0 m sidewalk at the new property line, min. 1.5 m landscaped boulevard with street trees, and 0.15 m curb (in existing location). A root barrier should be provided between the 1.5 m landscaped boulevard and any area for future road widening.
 - (2) Removal of the existing driveway crossings and replacement with the above works.
 - (3) Reconstruction/widening of the driveway crossing at 8091 No. 2 Road to a driveway width of 7.5 m consistent with the Engineering Design Specifications.

General Items:

- i) At Developer's cost, the Developer is required to:
 - i) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - ii) Provide a video inspection report of the existing sanitary sewers in the rear-yard right-of-ways and the storm sewer on Blundell Road 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 construction shall be replaced or repaired at the Developer's cost.
 - iii) 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 developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
 - iv) 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.
 - v) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
 - vi) 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.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

- 1. Submission of a Landscape Plan and cost estimate, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should:
 - comply with the guidelines of the OCP;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and

- include the 31 proposed trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
26	8 cm		4 m
5	6cm		2 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City’s Tree Compensation Fund for off-site planting is required.

- Complete an acoustical report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City’s Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard and subsequent updates as they may occur.

The report should address both traffic noise from Blundell Road and No. 2 Road, and ambient noise from proposed exterior mechanical systems (e.g. heat pumps). Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

- Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards in compliance with Richmond Building Regulation Bylaw 7230.

Prior to Development Permit* issuance, the development must complete the following requirements:

- Submission of a Landscape Security to the City based on 100% of the cost estimate provided by the Landscape Architect plus a 10% contingency. Up to 90% of the security will be returned after a City inspection, with the remainder held for one year to ensure that the agreed upon landscaping survives.

Prior to Building Permit* issuance, the developer must complete the following requirements:

- 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.
- Incorporation of accessibility, sustainability, and noise mitigation measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 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



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10001 (RZ 18-829337)
8031/8051/8071 No. 2 Road and 8760/8780/8786 Blundell 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 “**MEDIUM DENSITY TOWNHOUSES (RTM3)**”.

P.I.D. 004-206-193

Southerly 60 Feet Lot “A” Except: Part on Plan LMP43723; Section 24 Block 4 North Range 7 West New Westminster District Plan 16911

P.I.D. 003-644-375

Lot “B” Section 24 Block 4 North Range 7 West New Westminster District Plan 16911

P.I.D. 001-931-164

Lot 2 Except Firstly: the South 72 Feet and Secondly: Part on Plan 43278; Section 24 Block 4 North Range 7 West New Westminster District Plan 6188

P.I.D. 003-829-529

Lot 234 Except: Parcel E (Reference Plan LMP40316) Section 24 Block 4 North Range 7 West New Westminster District Plan 57659

P.I.D. 003-829-731

Lot 235 Except: Parcel F (Reference Plan LMP40316) Section 24 Block 4 North Range 7 West New Westminster District Plan 57659

P.I.D. 003-829-880

Lot 236 Except: Parcel G (Reference Plan LMP40316) Section 24 Block 4 North Range 7 West New Westminster District Plan 57659

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10001**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee **Date:** February 14, 2022
From: Kim Somerville **File:** 08-4057-05/2022-Vol 01
 Director, Community Social Development
Re: **Housing Agreement Bylaw No. 10129 to Permit the City of Richmond to Secure Affordable Housing Units at 8131 Westminster Highway**

Staff Recommendation

That Housing Agreement (8131 Westminster Highway) Bylaw No. 10129 to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by Development Permit DP 18-797127, be introduced and given first, second and third readings.

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

Att. 1

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

Staff Report

Origin

The purpose of this report is to recommend that City Council adopt Housing Agreement Bylaw No. 10129 to secure at least 1,019 m² (10,970 ft²) of floor area comprised of 13 affordable housing units in the proposed development located at 8131 Westminster Highway (Attachment 1).

The applicant, 1054824 BC Ltd., has applied to the City for a Development Permit (DP 18-797127) to develop a 14-storey high-rise tower with 134 dwelling units, including 13 affordable housing units and is consistent with the City's Affordable Housing Strategy 2017–2027. The Development Permit was endorsed by the Development Permit Panel on June 24, 2020.

As the Development Permit application was submitted prior to the amendment to the CDT1 zone on November 15, 2021, the building is required to provide 10 per cent of total residential floor area as affordable housing units.

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

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

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

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

This report supports Social Development Strategy Goal #1: Enhance Social Equity and Inclusion:

Strategic Direction #1: Expand Housing Choices

This report is also consistent with the Richmond Affordable Housing Strategy 2017–2027, including:

Strategic Direction #1: Use regulatory tools to encourage a diverse mix of housing types and tenures

Analysis

The subject development application involves the construction of 134 residential units, including 13 affordable housing units in the building. The 13 affordable housing units represent 10 per cent of the development's total residential floor area. Twelve units will be family-friendly, two and three-bedroom units and the remaining unit will be a studio unit (Table 1). The 13 affordable housing units will be dispersed throughout floors four to seven of the building. All 13 units will comply with the Zoning Bylaw's Basic Universal Housing (BUH) standards.

Table 1: Affordable Housing Unit Mix

Unit Type	Affordable Housing Strategy Requirements			Project Targets
	Min. Unit Area	Max. Monthly Unit Rent*	Total Max. Household Income*	# of Units
Studio	37 m ² (400 ft ²)	\$811	\$34,650 or less	1
1-BR	50 m ² (535 ft ²)	\$975	\$38,250 or less	0
2-BR	69 m ² (741 ft ²)	\$1,218	\$46,800 or less	8
3-BR	91 m ² (980 ft ²)	\$1,480	\$58,050 or less	4
TOTAL	1,019 m² (10,970 ft²)	Varies	Varies	13

*To be adjusted annually based on the terms of the Housing Agreement.

The Housing Agreement restricts the annual household incomes and maximum rents for eligible occupants and specifies that the units must be made available at affordable rental housing rates in perpetuity. The Agreement includes provisions for annual adjustment of the maximum annual housing incomes and rental rates in accordance with City requirements. In addition, the Agreement restricts the owner from imposing any age-based restrictions on the tenants of the affordable housing units.

The Housing Agreement specifies that occupants of the affordable rental housing units shall have unlimited access to all required residential outdoor amenity spaces as well as all associated shared facilities (e.g. visitor parking) in the development. Affordable housing tenants will not be charged any additional costs over and above their rent (e.g. move-in/move-out fees). In order to ensure that the owner is managing the affordable housing units according to the terms outlined in the Housing Agreement, the agreement permits the City to conduct a statutory declaration process no more than once a year. Should the owner choose to sell the affordable housing units, the Housing Agreement requires that all 13 units be sold to a single owner.

The applicant has agreed to the terms and conditions of the Housing Agreement and to register notice of the Housing Agreement on title to secure the 13 affordable rental units.

Financial Impact

None.

Conclusion

In accordance with the Local Government Act (Section 483), adoption of Bylaw No. 10129 is required to permit the City to enter into a Housing Agreement. Together with the Housing Covenant, this bylaw will secure 13 affordable rental units that are proposed in association with Development Permit DP 18-797127.



Cody Spencer
 Program Manager, Affordable Housing
 (604-247-4916)

Att. 1: Map of 8131 Westminster Highway



Housing Agreement (8131 Westminster Highway)
Bylaw No. 10129

The Council of the City of Richmond enacts as follows:

- 1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out as Schedule A to this Bylaw, with the owner of the lands legally described as:

PID: 007-168-870 Lot 67, Section 4, Block 4 North, Range 6 West, New Westminster District, Plan 44025

- 2. This Bylaw is cited as Housing Agreement (8131 Westminster Highway) Bylaw No. 10129.

FIRST READING

SECOND READING

THIRD READING

ADOPTED

Four horizontal lines for signatures or initials.

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

MAYOR

CORPORATE OFFICER

Schedule A

To Housing Agreement (8131 Westminster Highway) Bylaw No. 10129

HOUSING AGREEMENT BETWEEN 1054824 BC LTD. AND THE CITY OF RICHMOND

HOUSING AGREEMENT
(Section 483 *Local Government Act*)

THIS AGREEMENT is dated for reference _____, 2022,

BETWEEN:

1054824 B.C. LTD. (Incorporation No. BC1054824), a corporation pursuant to the *Business Corporations Act* and having a registered and records office at 2900-550 Burrard Street, Vancouver, British Columbia, V6C 0A3

(the “**Owner**”)

AND:

CITY OF RICHMOND, a municipal corporation pursuant to the *Local Government Act* and having its offices at 6911 No. 3 Road, Richmond, British Columbia, V6Y 2C1

(the “**City**”)

WHEREAS:

- A. Capitalized terms used in these Recitals and in this agreement shall have the meanings ascribed in Section 1.1;
- B. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- C. The Owner is the owner of the Lands (as hereinafter defined); and
- D. The Owner and the City wish to enter into this Agreement (as herein defined) to provide for affordable housing on the terms and conditions set out in this Agreement,

In consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

Housing Agreement (Section 483 *Local Government Act*)
1054824 B.C. LTD. (Inc. No. BC1054824)
8131 Westminster Highway
Application No. DP 18-797127
DP Condition No. 11
V.6

ARTICLE 1
DEFINITIONS AND INTERPRETATION

1.1 In this Agreement the following words have the following meanings:

- (a) **“Affordable Housing Strategy”** means the Richmond Affordable Housing Strategy approved by the City on March 12, 2018, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;
- (b) **“Affordable Housing Unit”** means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Units charged by this Agreement;
- (c) **“Agreement”** means this agreement together with all schedules, attachments and priority agreements attached hereto;
- (d) **“Building”** means any building constructed, or to be constructed, on the Lands, or a portion thereof, including each air space parcel into which the Lands may be Subdivided from time to time. For greater certainty, each air space parcel will be a Building for the purpose of this Agreement;
- (e) **“Building Permit”** means the building permit authorizing construction on the Lands, or any portion(s) thereof;
- (f) **“City”** means the City of Richmond;
- (g) **“Common Amenities”** means all indoor and outdoor areas, recreational facilities and amenities that are designated for common use of all residential occupants of the Development, or all Tenants of Affordable Housing Units in the Development, through the Development Permit process, including without limitation visitor parking, the required affordable housing parking and electric vehicle charging stations, loading bays, bicycle storage, fitness facilities, outdoor recreation facilities, and related access routes;
- (h) **“CPI”** means the All-Items Consumer Price Index for Canada published from time to time by Statistics Canada, or its successor in function;
- (i) **“Daily Amount”** means \$100.00 per day as of January 1, 2009 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2009, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this

Housing Agreement (Section 483 *Local Government Act*)
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Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;

- (j) **“Development”** means the high-rise mixed-use development containing commercial space, office space and residential units on the Lands;
- (k) **“Development Permit”** means the development permit authorizing the development of the Lands, or any portion(s) thereof, and includes Development Permit Application No. DP 18-797127;
- (l) **“Director, Community Social Development”** means the individual appointed to be the Director, Community Social Development from time to time of the Community Services Department of the City and his or her designate;
- (m) **“Director of Development”** means the individual appointed to be the chief administrator from time to time of the Development Applications Division of the City and his or her designate;
- (n) **“Dwelling Unit”** means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, an Affordable Housing Unit;
- (o) **“Eligible Tenant”** means a Family having a cumulative annual income of:
 - (i) in respect to a bachelor unit, \$34,650 or less;
 - (ii) in respect to a one-bedroom unit, \$38,250 or less;
 - (iii) in respect to a two-bedroom unit, \$46,800 or less; or
 - (iv) in respect to a three or more bedroom unit, \$58,050 or less,

provided that, commencing January 1, 2022, the annual incomes set-out above shall be adjusted annually on January 1st of each year this Agreement is in force and effect, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year. If there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the annual incomes set-out above for the subsequent year shall remain unchanged from the previous year. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant’s permitted income in any particular year shall be final and conclusive;

- (p) **“Family”** means:

- (i) a person;
 - (ii) two or more persons related by blood, marriage or adoption; or
 - (iii) a group of not more than 6 persons who are not related by blood, marriage or adoption
- (q) “**Housing Covenant**” means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to Section 219 of the *Land Title Act*) registered against title to the Lands in connection with the Development Permit;
- (r) “**Interpretation Act**” means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (s) “**Land Title Act**” means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;
- (t) “**Lands**” means the lands and premises located at 8131 Westminster Highway, Richmond, B.C., legally described as:
- PID: 007-168-870
Lot 67 Section 4 Block 4 North Range 6 West New Westminster District
Plan 44025
- (u) “**Local Government Act**” means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (v) “**LTO**” means the New Westminster Land Title Office or its successor;
- (w) “**Owner**” means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;
- (x) “**Permitted Rent**” means no greater than:
- (i) \$811.00 a month for a bachelor unit;
 - (ii) \$975.00 a month for a one-bedroom unit;
 - (iii) \$1,218.00 a month for a two-bedroom unit; and
 - (iv) \$1,480.00 a month for a three (or more) bedroom unit,

provided that, commencing January 1, 2022, the rents set-out above shall be adjusted annually on January 1st of each year this Agreement is in force and effect, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. Notwithstanding anything to the contrary contained in the *Residential Tenancy Act* or the *Residential Tenancy Regulation*, the foregoing cap on the increase to Permitted Rent to that permitted by the *Residential Tenancy Act* shall apply to the annual calculation of the maximum Permitted Rent independent of any exemption status of the Owner (i.e. non-profit housing society). If there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the permitted rents set-out above for the subsequent year shall remain unchanged from the previous year. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

- (y) “**Real Estate Development Marketing Act**” means the *Real Estate Development Marketing Act*, S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;
- (z) “**Residential Tenancy Act**” means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (aa) “**Residential Tenancy Regulation**” means the *Residential Tenancy Regulation*, B.C. Reg. 477/2003, together with all amendments thereto and replacements thereof;
- (bb) “**Strata Property Act**” means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;
- (cc) “**Subdivide**” means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of “cooperative interests” or “shared interest in land” as defined in the *Real Estate Development Marketing Act*;
- (dd) “**Tenancy Agreement**” means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and
- (ee) “**Tenant**” means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement.

1.2 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
- (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
- (e) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;
- (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
- (g) time is of the essence;
- (h) all provisions are to be interpreted as always speaking;
- (i) reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;
- (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and
- (k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

ARTICLE 2

USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by one Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant. For the purposes of this Article, "permanent residence" means that the Affordable

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Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.

- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Appendix A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.
- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 2.4 The Owner agrees that notwithstanding that the Owner may otherwise be entitled, the Owner will not:
- (a) be issued with a Development Permit unless the Development Permit includes the Affordable Housing Units;
 - (b) be issued with a Building Permit unless the Building Permit includes the Affordable Housing Units; and
 - (c) occupy, nor permit any person to occupy any Dwelling Unit or any portion of any building, in part or in whole, constructed on the Lands and the City will not be obligated to permit occupancy of any Dwelling Unit or building constructed on the Lands until all of the following conditions are satisfied:
 - (i) the Affordable Housing Units and related uses and areas have been constructed to the satisfaction of the City;
 - (ii) the Affordable Housing Units have received final building permit inspection granting occupancy; and
 - (iii) the Owner is no otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the development of the Lands.

**ARTICLE 3
DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS**

- 3.1 The Owner will not permit an Affordable Housing Unit to be to be subleased, or the Affordable Housing Unit Tenancy Agreement to be assigned, except as required under the *Residential Tenancy Act*.
- 3.2 The Owner will not permit an Affordable Housing Unit to be used for short term rental purposes (being rentals for periods shorter than 30 days), or any other purposes that do not constitute a “permanent residence” of a Tenant or an Eligible Tenant.
- 3.3 If this Housing Agreement encumbers more than one Affordable Housing Unit, the following will apply:
- (a) the Owner will not, without the prior written consent of the City, sell or transfer less than all of the Affordable Housing Units located in one building in a single or related series of transactions, with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than all of the Affordable Housing Units in one building;
 - (b) if the Development contains one or more air space parcels, each air space parcel and the remainder will be a “building” for the purpose of this section 3.3; and
 - (c) the Lands will not be Subdivided such that one or more Affordable Housing Units for their own air space parcel, separate from other Dwelling Units, without the prior written consent of the City.
- 3.4 Subject to the requirements of the *Residential Tenancy Act*, the Owner will ensure that each Tenancy Agreement:
- (a) includes the following provision:

“By entering into this Tenancy Agreement, the Tenant hereby consents and agrees to the collection of the below-listed personal information by the Landlord and/or any operator or manager engaged by the Landlord and the disclosure by the Landlord and/or any operator or manager engaged by the Landlord to the City of Richmond (the “City”) and/or the Landlord, as the case may be, of the following personal information which information will be used by the City to verify and ensure compliance by the Owner with the City’s strategy, policies and requirements with respect to the provision and administration of affordable housing within the municipality and for no other purpose, each month during the Tenant’s occupation of the Affordable Housing Unit:
 - (i) a statement of the Tenant’s annual income once per calendar year;
 - (ii) the number of occupants of the Affordable Housing Unit;

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- (iii) the number of occupants of the Affordable Housing Unit under 18 years of age;
 - (iv) the number of occupants of the Affordable Housing Unit over 65 years of age;
 - (v) a statement of before tax employment income for all occupants over 18 years of age; and
 - (vi) the total income for all occupants of the Affordable Housing Unit;”
- (b) defines the term “Landlord” as the Owner of the Affordable Housing Unit; and
 - (c) includes a provision requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement.
- 3.5 If the Owner sells or transfers any Affordable Housing Units, the Owner will notify the City Solicitor of the sale or transfer within 3 days of the effective date of sale or transfer.
- 3.6 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:
- (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
 - (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;
 - (c) the Owner will allow the Tenant and any permitted occupant and visitor to have full access to and use and enjoy all Common Amenities in the Development and will not Subdivide the Lands unless all easements and rights of way are in place to secure such use;
 - (d) the Owner will not require the Tenant or any permitted occupant to pay any of the following:
 - (i) move-in/move-out fees;
 - (ii) strata fees;
 - (iii) strata property contingency reserve fees;
 - (iv) extra charges or fees for use of any Common Amenities, common property, limited common property, or other common areas, facilities or amenities,

including without limitation parking, bicycle storage, electric vehicle charging stations or related facilities;

- (v) extra charged for the use of sanitary sewer, storm sewer, or water; or
- (vi) property or similar tax;

provided, however, that if the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees, an Owner may charge the Tenant the Owner's cost, if any, of:

- (vii) providing cable television, telephone, other telecommunications, or electricity fees (including electricity fees and charges associated with the Tenant's use of electrical vehicle charging infrastructure); and
 - (viii) installing electric vehicle charging infrastructure (in excess of that pre-installed by the Owner at the time of construction of the Development), by or on behalf of the Tenant;
- (e) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
 - (f) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement;
 - (g) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
 - (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;
 - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in section 1.1(o) of this Agreement;
 - (iii) the Affordable Housing Unit is occupied by more than the number of people the City determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
 - (iv) the Affordable Housing Unit remains vacant for three (3) consecutive months or longer, notwithstanding the timely payment of rent; and/or
 - (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for section 3.6(g)(ii) of this Agreement [*Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(o) of this Agreement*], the notice of termination shall provide that the termination of the tenancy shall be effective 30 days following the date of the notice of termination. In respect to section 3.6(g)(ii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant;

- 3.7 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.
- 3.8 The Owner shall not impose any age-based restrictions on Tenants of Affordable Housing Units, unless expressly permitted by the City in writing in advance.

ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

- 4.1 The Owner will not demolish an Affordable Housing Unit unless:
- (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
 - (b) the Affordable Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

and, in each case, a demolition permit for the Affordable Housing Unit has been issued by the City and the Affordable Housing Unit has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as an Affordable Housing Unit in accordance with this Agreement.

ARTICLE 5 STRATA CORPORATION BYLAWS

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.

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- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation, or imposes age-based restrictions on Tenants of Affordable Housing Units, will have no force and effect.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.
- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any common property, limited common property or other common areas, facilities, or indoor or outdoor amenities of the strata corporation.
- 5.5 No strata corporation shall pass any bylaws or approve any levies, charges or fees which would result in the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit paying for the use of parking, bicycle storage, electric vehicle charging stations or related facilities, notwithstanding that the Strata Corporation may levy such parking, bicycle storage, electric vehicle charging stations or other related facilities charges or fees on all the other owners, tenants, any other permitted occupants or visitors of all the strata lots in the applicable strata plan which are not Affordable Housing Units; provided, however, that the electricity fees, charges or rates for use of electric vehicle charging stations are excluded from this provision.
- 5.6 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any common property, limited common property or other common areas, facilities or amenities of the strata corporation, including parking, bicycle storage, electric vehicle charging stations or related facilities, except, subject to section 5.5 of this Agreement, on the same basis that governs the use and enjoyment of any common property, limited common property and other common areas, facilities or amenities of the strata corporation, including parking, bicycle storage, electric vehicle charging stations and related facilities, by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units.

ARTICLE 6 DEFAULT AND REMEDIES

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if an Affordable Housing Unit is used or occupied in breach of this Agreement or rented at a rate in excess of the Permitted Rent or the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant, the Owner will pay the Daily Amount to the City for every day that the breach continues after ten (10) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written

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notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.

- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant shall also constitute a default under this Agreement.

ARTICLE 7 MISCELLANEOUS

7.1 Housing Agreement

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 483 of the *Local Government Act*;
- (b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a notice under section 483 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the Affordable Housing Units, then the City Solicitor shall be entitled, without further City Council approval, authorization or bylaw, to partially discharge this Agreement accordingly. The Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect and, but for the partial discharge, otherwise unamended. Further, the Owner acknowledges and agrees that in the event that the Affordable Housing Unit is in a strata corporation, this Agreement shall remain noted on the strata corporation's common property sheet.

7.2 No Compensation

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands or for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

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7.3 Modification

Subject to section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

7.4 Management

The Owner covenants and agrees that it will furnish good and efficient management of the Affordable Housing Units and will permit representatives of the City to inspect the Affordable Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation, reasonable wear and tear excepted, and will comply with all laws, including health and safety standards applicable to the Lands. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Affordable Housing Units.

7.5 Indemnity

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

- (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;
- (b) the City refusing to issue a development permit, building permit or refusing to permit occupancy of any building, or any portion thereof, constructed on the Lands;
- (c) the construction, maintenance, repair, ownership, lease, license, operation, management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; and/or
- (d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.6 Release

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal

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representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement;
- (b) the City refusing to issue a development permit, building permit or refusing to permit occupancy of any building, or any portion thereof, constructed on the Lands; and/or
- (c) the exercise by the City of any of its rights under this Agreement or an enactment.

7.7 **Survival**

The obligations of the Owner set out in this Agreement will survive termination or discharge of this Agreement.

7.8 **Priority**

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 483(5) of the *Local Government Act* will be filed on the title to the Lands.

7.9 **City's Powers Unaffected**

This Agreement does not:

- (a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands;
- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.10 **Agreement for Benefit of City Only**

The Owner and the City agree that:

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- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Affordable Housing Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.11 No Public Law Duty

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

7.12 Notice

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO and in the case of the City addressed:

To: Clerk, City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

And to: City Solicitor
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.13 Enuring Effect

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

7.14 Severability

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

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7.15 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

7.16 Sole Agreement

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Affordable Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

7.17 Further Assurance

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

7.18 Covenant Runs with the Lands

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

7.19 Equitable Remedies

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

7.20 No Joint Venture

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

7.21 Applicable Law

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

7.22 Deed and Contract

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.23 Joint and Several

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

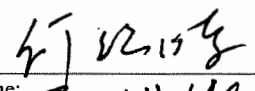
7.24 Limitation on Owner's Obligations

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

1054824 B.C. LTD. (INC. NO. BC1054824)

by its authorized signatory(ies):

Per: 
Name: Jerry He

Per: _____
Name: _____

CITY OF RICHMOND
by its authorized signatory(ies):

Per: _____
Malcolm D. Brodie, Mayor

Per: _____
David Weber, Corporate Officer

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

Appendix A to Housing Agreement

**STATUTORY DECLARATION
(Affordable Housing Units)**

CANADA)	IN THE MATTER OF Unit Nos. _____ - _____
)	(collectively, the “Affordable Housing Units”)
)	located at
PROVINCE)	_____
OF)	_____, (street address), British Columbia, and Housing
BRITISH)	Agreement dated _____, 20____
COLUMBI)	(the “Housing Agreement”) between
A)	_____
TO WIT:)	and the City of Richmond (the “City”)
)	

I, _____ (full name),

of _____ (address) in the Province

of British Columbia, DO SOLEMNLY DECLARE that:

- I am the registered owner (the “Owner”) of the Affordable Housing Units;
or,
- I am a director, officer, or an authorized signatory of the Owner and I have personal knowledge of the matters set out herein;

This declaration is made pursuant to the terms of the Housing Agreement in respect of the Affordable Housing Units for each of the 12 months for the period from January 1, 20__ to December 31, 20__ (the “Period”);

Continuously throughout the Period:

- a) the Affordable Housing Units, if occupied, were occupied only by Eligible Tenants (as defined in the Housing Agreement); and

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- b) the Owner of the Affordable Housing Units complied with the Owner’s obligations under the Housing Agreement and any housing covenant(s) registered against title to the Affordable Housing Units;

The information set out in the table attached as Appendix A hereto (the “**Information Table**”) in respect of each of the Affordable Housing Units is current and accurate as of the date of this declaration; and

I obtained the prior written consent from each of the occupants of the Affordable Housing Units named in the Information Table to: (i) collect the information set out in the Information Table, as such information relates to the Affordable Housing Unit occupied by such occupant/resident; and (ii) disclose such information to the City, for purposes of complying with the terms of the Housing Agreement.

And I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Canada Evidence Act*.

DECLARED BEFORE ME at _____)
 _____)
 in the Province of British Columbia,)
 Canada, this ____ day of)
 _____, 20____)
 _____)
 _____) *(Signature of Declarant)*
 Name: _____)
 _____)
 A Notary Public and a Commissioner)
 for taking Affidavits in and for the)
 Province of British Columbia)

Declarations should be signed, stamped, and dated and witnessed by a lawyer, notary public, or commissioner for taking affidavits.

Row Number	Unit and Household Information							Income and Rent				Fees Collected				
	Unit #	Unit Type (Studio, 1 Bed, 2 Bed, 3 Bed)	Number of Occupants (#)	Related to Owner (Yes/No)	Number of Occupants 18 Years and Under (#)	Number of Occupants 55 Years and Over (#)	Starting Year of Tenancy	Before-tax Total Income(s) (if Occupant is 18+ Years)	Income Verification Received (Yes/No)	Before-tax Total Income of All Occupants 18+	Rent (\$/Month)	Parking fees	Move-in/Move-out fees	Storage fees	Amenity Usage Fees	Other Tenant Fees
1																
2																
3																
4																
5																
6																

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CONSENT AND PRIORITY AGREEMENT

PENCOR OPPORTUNITY FUND I GP INC. (INCORPORATION NO. BC1177867)
(the “**Chargeholder**”) is the holder of a Mortgage and Assignment of Rents encumbering the lands legally described as:


PID: 007-168-870
Lot 67 Section 4 Block 4 North Range 6 West New Westminster District Plan 44025

(the “**Lands**”),

which Mortgage and Assignment of Rents were registered in the Land Title Office under the following registration numbers CA9371563 and CA9371564, respectively, each as may be extended or modified (together, the “**Charges**”).

The Chargeholder, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Chargeholder), hereby consents to the granting of the covenants in the Housing Agreement by the Owner and hereby covenants that the Housing Agreement shall bind the Charges in the Lands and shall rank in priority upon the Lands over the Charges as if the Housing Agreement had been signed, sealed and delivered and noted on title to the Lands prior to the Charges and prior to the advance of any monies pursuant to the Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

PENCOR OPPORTUNITY FUND I GP INC. (INCORPORATION. NO. BC1177867)
by its authorized signatory(ies):

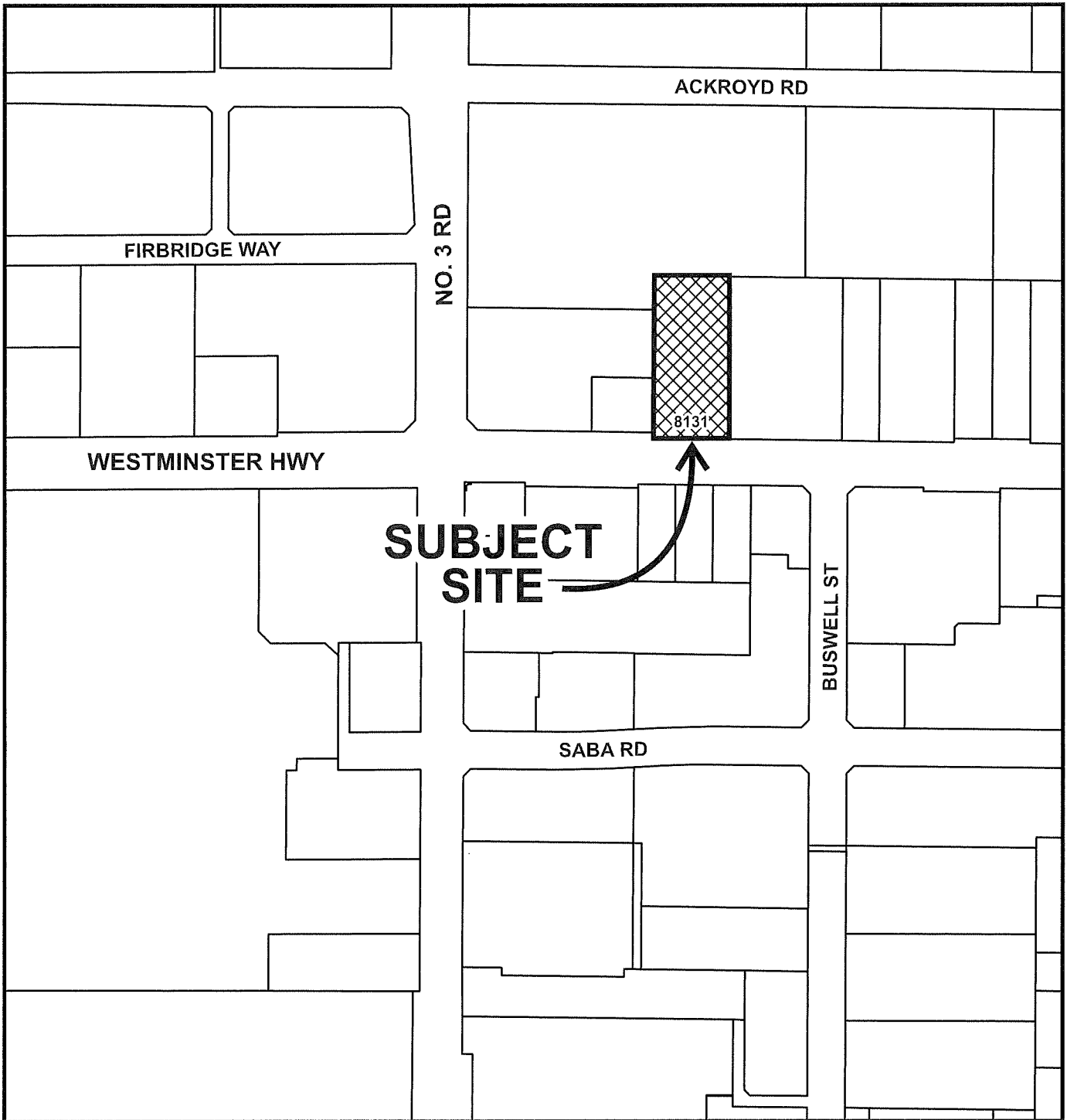
Per: 
Name: _____

Per: 
Name: _____

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City of Richmond



	<h2>8131 Westminster Hwy</h2>	<p>Original Date: 11/25/21 Revision Date: Note: Dimensions are in METRES</p>
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To: Planning Committee

Date: February 14, 2022

From: Kim Somerville
Director, Community Social Development

File: 07-3070-01/2022-Vol 01

Re: **2017–2022 Child Care Needs Assessment and Strategy – 2021 Update**

Staff Recommendation

1. That the 2017–2022 Child Care Needs Assessment and Strategy – 2021 Update (Attachment 1) as outlined in the staff report titled, “2017–2022 Child Care Needs Assessment and Strategy – 2021 Update,” dated February 14, 2022, from the Director, Community Social Development, be received for information; and
2. That the 2017–2022 Child Care Needs Assessment and Strategy – 2021 Update be distributed to key stakeholders, local Members of Parliament, local Members of the Legislative Assembly and posted on the City website.

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

Att. 1

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

Staff Report

Origin

The 2017–2022 Child Care Needs Assessment and Strategy (the Strategy) was adopted by City Council on July 24, 2017. It provides insight into the status of child care in Richmond and outlines a five year plan for the City and its stakeholders to support the development of a healthy child care system in the community.

The purpose of the Strategy is to identify key priorities and needs for child care in Richmond over the next five years, and provide a resource for the City, child care operators, and community partners to address current and future child care needs. It is organized around seven strategic directions and thirty-two actions that provide focus and intentionality in the work that the City and its stakeholders undertake together to address the need for quality, affordable, and accessible child care spaces in Richmond.

This report provides the 2021 update on the implementation of the 2017–2022 Child Care Needs Assessment and Strategy.

This report supports Council’s Strategic Plan 2018–2022 Strategic Focus Area #4: An Active and Thriving Richmond:

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

This report supports the 2013–2022 Social Development Strategy’s Strategic Direction Action 10: Support the establishment of high quality, safe child care services in Richmond through such means as:

Action 10.1 – Conducting periodic Child Care Needs Assessments, with interim monitoring to identify existing and future child care requirements, by type of care and geographic area of need.

This report also supports the 2017–2022 Child Care Needs Assessment and Strategy’s Strategic Direction #1: Enhancing Child Care Policy and Planning:

Action 1.1 – Review Richmond’s child care space needs and update child care space targets by Planning Area, utilizing the 2016 Long-form Canada Census data for the City and it’s planning; and

Action 2.2 – Review the current status of existing child care spaces in Richmond.

Analysis

The 2017–2022 Child Care Needs Assessment and Strategy – 2021 Update highlights the significant progress and achievements made in addressing actions undertaken since the 2020 Update was published. Demand for child care continues to exceed the available supply with spaces currently available for only 33 per cent of the children in Richmond. This update also includes details on the updated supply of licensed child care spaces in the community.

The COVID-19 pandemic has had wide-reaching impacts on the world and the long-term impacts on children, families, the child care sector and the economy continue to evolve. The 2017–2022 Child Care Needs Assessment and Strategy – 2021 Update (2021 Update) outlines emerging data on these impacts. To assess the implications of the COVID-19 pandemic on the child care sector over the coming year, the City will continue to work with child care providers and organizations including Vancouver Coastal Health Child Care Licensing and the Richmond Child Care Resource and Referral.

Child care was a critical focus for both the federal and provincial governments in 2021 and various actions confirmed a common goal of improving access to quality, affordable, flexible, and inclusive early learning and child care programs and services. The federal and provincial governments demonstrated a commitment to working together to build a comprehensive system of early learning and care by establishing a new early learning and care agreement. In addition to this, changes were made to legislation and funding programs in BC to further support quality, licensed child care. The 2021 Update provides information on these initiatives and outlines how the City plans to review and monitor implementation and funding.

Highlighted Achievements in 2021

In 2021, significant advancements and achievements occurred within the City’s child care portfolio, including:

- The Sprouts Early Childhood Development (ECD) Hub was completed and transferred to the City of Richmond in 2021 as the first City-owned ECD Hub in Richmond. The facility is operated by the YMCA of Greater Vancouver and provides a total of 92 child care spaces in four licensed child care programs. It also includes multipurpose rooms and meeting space which are available for use by non-profit organizations to enable them to offer free or low-cost programming for children and families.
- The Seedlings Early Childhood Development (ECD) Hub was completed and transferred to the City in late 2021. The facility provides up to 107 spaces of licensed child care and is operated by the Richmond Society for Community Living (RSCL). In addition to licensed child care programs, the facility includes multipurpose rooms and office space available for use by non-profit organizations for the delivery of family strengthening and support programs.

- The 2021–2031 Richmond Child Care Action Plan, which provides targets for the creation of additional child care spaces over the next 10 years, was completed and adopted by City Council on April 12, 2021. This plan also includes actions to meet these targets.
- The City and the Richmond Child Care Development Advisory Committee successfully hosted the 2021 Child Care Symposium for Child Care Month, titled ‘Not Just Surviving – But Thriving – In These Exceptional Times,’ presented by Dr. Vanessa Lapointe.
- The 2021 City of Richmond Child Care Grants were approved and a total of \$47,019 was awarded to seven organizations including \$45,519 in Capital Grants to provide necessary capital items such as playground renovations; and \$1,500 in Professional and Program Development Grants to provide workshops, conferences and to support development of a ‘Community of Practice.’
- The City analyzed current licensed child care space data in December 2021. A complete update on child care availability in Richmond was completed.

A complete list of the recommended actions identified in the 2017–2022 Child Care Needs Assessment and Strategy and their status is contained in Appendix A of the 2021 Update. The 2017–2022 Child Care Needs Assessment and Strategy – 2021 Update will be distributed to key stakeholders, local Members of Parliament, local Members of the Legislative Assembly and posted on the City website.

In 2022, the City will continue implementation of the long-term and ongoing actions in the 2017–2022 Richmond Child Care Needs Assessment and Strategy and actions identified in the 2021–2031 Richmond Child Care Action Plan. In addition, preparation will begin to develop a new 10 year Child Care Strategy for 2023–2033.

Financial Impact

None.

Conclusion

Quality child care plays an important role in children’s lives and is an essential service for families. The City of Richmond is a strong advocate for quality child care and continues to demonstrate innovative and creative approaches to develop and promote high-quality child care to address the needs of children, families, and employers. The ongoing collaborative work with others, including the Richmond School District, Vancouver Coastal Health, Community Associations and Societies, agencies who support families and child care operators, remains critical to integrate and advance an accessible, affordable and quality child care system in Richmond.

February 14, 2022

- 5 -

In 2022, the City will continue to demonstrate excellence, leadership and innovation to further the vision, “to continue to be a municipal leader in fostering the conditions for a comprehensive child care system in Richmond.”

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

Chris Duggan
Program Manager, Child Care and Youth
(604-204-8621)

Att. 1: 2017–2022 Child Care Needs Assessment and Strategy – 2021 Update

City of Richmond

Child Care Needs Assessment and Strategy

2021 Update



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Introduction

The City of Richmond is a municipal leader in its commitment to support child care in the community and has achieved significant progress in the creation of child care spaces in Richmond in 2021. Over the past thirty years, the City has been innovative in fostering the conditions for a comprehensive child care system in Richmond. The City recognizes that child care is a vital economic service that supports a wide range of the community's population including residents, employees, employers and post-secondary students. Child care also provides important benefits to children and supports healthy child development. The *2017–2022 Richmond Child Care Needs Assessment and Strategy* provides a framework of ongoing, short and long-term actions for completion over a five-year span to guide and support expanded and enhanced child care options for families in Richmond.

The City's role is to provide leadership in creating and nurturing child care in Richmond as this is important to the liveability and economy of the city. The City demonstrates a commitment to child care through the establishment of child care policies, bylaws and statutory reserve funds that support and provide opportunities for additional child care; the process of securing child care amenities through development; and the allocation of staffing resources focused on this important community service. The City currently owns twelve purpose-built child care facilities including two progressive, state-of-the-art Early Childhood Development Hubs. One additional child care facility is under construction and will be complete in 2022. These existing and secured facilities will provide approximately 620 licensed child care spaces.

Since the *2017–2022 Richmond Child Care Needs Assessment and Strategy* was adopted in July 2017, there has been significant progress in addressing the actions outlined in the Strategy. Achievements from the first three and a half years of the *2017–2022 Richmond Child Care Needs Assessment and Strategy* were outlined in the *2018, 2019 and 2020 Updates*. The following report provides a high-level summary of the accomplishments and endeavours the City and community have accomplished in 2021.



About the Strategy

The *2017–2022 Richmond Child Care Needs Assessment and Strategy* (the Strategy) was adopted by City Council on July 24, 2017. It is the fourth child care needs assessment undertaken by the City since 1995 and provides insight into the status of child care in Richmond. This five-year strategy for the City outlines steps to support the development of a healthy child care system in the community and guides the City's actions. In addition, it recommends that the City and other stakeholders work together to address the need for quality, affordable and accessible child care spaces in Richmond.

The City of Richmond's first municipal child care strategy was created in 1991. The vision for the current five-year strategy is for the City to build on three decades of work to continue to support the development and expansion of a child care system in Richmond. The *2017–2022 Richmond Child Care Needs Assessment and Strategy* involved a comprehensive review and analysis of the child care landscape in Richmond. It was developed with participation from the public and child care operators through focus groups and surveys, as well as engagement with key stakeholders. The award-winning strategy was commended for being outcome-based with short-term and long-term actions. Its commitment to inclusiveness and representing the needs of Richmond's diverse community was also significant.

The Strategy identifies emerging trends in early child development and early learning including securing Early Childhood Development Hubs with co-located child care and family support services, and the importance of multilingual community engagement. It is recognized as a high-quality resource among other municipalities and the City has established itself as a leader in the development of this planning document and the creation of community child care spaces.



Implementation Priorities

In the *2017–2022 Richmond Child Care Needs Assessment and Strategy*, seven strategic directions and 32 recommended actions address the current and future needs related to child care in Richmond. The seven strategic directions are:

- 1 Strategic Direction #1:** Policy and Planning
- 2 Strategic Direction #2:** Creating and Supporting Spaces
- 3 Strategic Direction #3:** Advocacy
- 4 Strategic Direction #4:** Accessibility and Inclusion
- 5 Strategic Direction #5:** Collaboration and Partnership
- 6 Strategic Direction #6:** Research, Promotion and Marketing
- 7 Strategic Direction #7:** Monitoring and Renewal

These strategic directions have guided the City's priorities since 2017. Over the next year, the *2017–2022 Richmond Child Care Needs Assessment and Strategy* will continue to provide focus and direction for the development of quality, affordable and accessible child care spaces in Richmond.



The Child Care Sector in 2021

Impact of the COVID-19 Pandemic on Child Care

The COVID-19 pandemic continues to have wide-reaching impacts on the world and the long-term impacts on children, families, the child care sector and the economy continue to evolve.

The COVID-19 pandemic has validated the critical role that child care plays as an essential service to support Canada’s economic viability and, in particular, women’s participation in the workforce. In the initial stages of the pandemic, women lost work at a faster rate than men with women’s total employment declining 17% between February and April 2020, compared to 15% for men.¹ Access to child care for families simultaneously became even more challenging than prior to the pandemic. The Childhood Experiences Questionnaire (CHEQ) administered by the Human Early Learning Partnership (HELP) and completed by over 5,000 parents of children entering kindergarten in BC, collected information on the impacts of COVID-19 on families in September 2021. This data indicated that 41% of families had less access to consistent child care during the pandemic and 25% indicated that their family income decreased during the same period.² These combined factors have resulted in a critical period for the child care sector and have drawn attention to the overall vulnerability of the current child care system.

In addition, the pandemic has accentuated the importance of implementing a national early care and learning strategy that includes the provision of licensed child care across Canada. This need for universal high-quality child care is now widely accepted in Canada, and the willingness of the current federal government to move forward with a transformational early learning and child care strategy is strong.³ The COVID-19 pandemic has created unprecedented challenges for the child care sector in BC and the implementation of systemic approach would help to counter this significant concern.

Another critical impact of the COVID-19 pandemic on children and their families is the loss of social, recreational and educational opportunities provided in high-quality early care and learning environments including licensed child care settings. Many parents, concerned for their children’s health, due to job loss or reduction in income or as a result of working from home, withdrew their children from child care completely. This has resulted in decreased opportunities for children to socialize, build relationships with caring adults outside their family and develop skills to support successful transitions into elementary school. Of the families completing the CHEQ (2021) who identified barriers to accessing local community activities, 84% indicated that COVID-19 was a barrier. Access to



1 Stanford J (2020) The Role of Early Learning and Child Care in Rebuilding Canada’s Economy after COVID-19 Centre for Future Work, November 2020.
 2 Human Early Learning Partnership (2021) Impact of the COVID-19 Pandemic on Families and Young Children in British Columbia.
 3 Stanford J (2020) The Role of Early Learning and Child Care in Rebuilding Canada’s Economy after COVID-19 Centre for Future Work, November 2020.



community-based services to address developmental needs was also impacted. CHEQ data (2021) indicated that almost 50% of families reported the need for additional supports or services for their child and, of these, 15% indicated that they no longer use services and supports necessary for their child while 48% indicated that they had continued to access these services however in a different way.⁴

Ongoing monitoring and additional research will continue regarding the long-term implications of the pandemic on the child care sector in BC. The specific impacts on child care in Richmond, as well as impacts on children themselves, will not be clearly known for some time and will require further monitoring and research at the local, national and international levels.

Federal Government Initiatives

Early Learning and Child Care Agreement

On July 8, 2021, Prime Minister Justin Trudeau and the Premier of British Columbia, John Horgan announced a new early learning and child care agreement between the Governments of Canada and BC. This agreement includes an investment of \$3.2 billion over the next five years by the Government of Canada to help improve regulated early learning and child care for children under 6 years old in BC. In addition, the Provincial Government will invest an additional \$2.5 billion over the next three years in early learning and child care programs and initiatives.

The provincial and federal governments share a common goal of improving access to quality, affordable, flexible, and inclusive early learning and child care programs and services, and are committed to working together to build a comprehensive system of early learning and care.

The early learning and child care agreement supports the following outcomes for BC:

- A 50% reduction in average parent fees by 2022;
- An average parent fee of \$10 per day for regulated child care spaces for children under 6 years old by the end of the five-year agreement;
- The creation of 30,000 regulated early learning and child care spaces for children under the age of 6 years old within five years and 40,000 spaces within seven years;
- Support for early childhood educators through the creation of a wage grid; and
- The creation of an Implementation Committee to monitor the progress on child care commitments.

Investments into new child care spaces will be directed to programs that are community-based, long-term and operated by public and non-profit institutions. This new funding for early learning and child care was part of the 2021 Federal Budget. A total investment of \$30 billion over the next five years, with a

⁴ Human Early Learning Partnership (2021) Impact of the COVID-19 Pandemic on Families and Young Children in British Columbia.

minimum of \$9.2 billion per year on an ongoing basis, will be provided to build a Canada-wide early learning and child care system. Of this \$30 billion in funding, there will also be the following investments:

- Up to \$2.5 billion over the next five years to create 3,300 new high-quality early learning and child care spaces for Indigenous families; support for before and after-school care for First Nations children living on reserves; repair and renovate existing Indigenous early-learning and child care centres; and build and maintain new early-learning and child care centres in additional communities; and
- \$29.2 million over two years to support child care centres as they improve their physical accessibility.

This announcement also included an acknowledgement that women's participation in the workforce has been disproportionately affected by COVID-19 and public health restrictions. This investment supports and continues the work towards improving the accessibility and affordability for early learning and child care services for families, as well as allowing parents, particularly mothers, to get into the workforce.



Speech from the Throne

On November 23, 2021 the House of Commons Speech from the Throne outlined child care as an important priority to addressing the rising cost of living in Canada. In order to make life more affordable for Canadians, the Government will continue building the first-ever Canada-wide early learning and child care system. With a goal to cut average fees in half by the end of 2022 for regulated child care in most of the provinces and territories, families will save thousands of dollars. Throughout the Speech from the Throne, child care was positioned as an important service to grow the economy.

Minister of Families, Children and Social Development Mandate Letter

On December 16, 2021, the Minister of Families, Children and Social Development Mandate Letter outlined an immediate priority to build a Canada-wide Early Learning and Child Care system. It also identified implementation of a culturally appropriate Indigenous Early Learning and Child Care system. In addition to the commitments outlined in the Early Learning and Child Care Agreement, these objectives include:

- Build 250,000 new high-quality child care spaces across Canada and hire 40,000 more early childhood educators by the end of fiscal year 2025–2026;
- Strengthen and protect a high-quality Canada-wide child care system;
- Establish a National Advisory Council on Early Learning and Child Care;
- Reduce fees for before and after-school care;
- Ensure the Federal Secretariat on Early Learning and Child Care is fully resourced and operational by early 2023; and
- Work with Indigenous partners to ensure Indigenous children can access a culturally appropriate Indigenous Early Learning and Child Care system.



Provincial Government Initiatives

The Province of BC has developed two new pieces of provincial legislation related to child care that were introduced in the legislature on June 8, 2021 and became law on October 27, 2021. The Early Learning and Child Care (ELCC) Act and the Early Childhood Educators (ECE) Act streamline early learning and child care legislation and confirm the provincial government's commitments to child care while supporting recruitment and retention of early childhood educators. These new pieces of legislation support further progression towards the development of a universal child care system in BC.

Early Learning and Child Care (ELCC) Act

The ELCC Act combines the Child Care BC Act and the Child Care Subsidy Act into a single piece of legislation and includes the following provisions:

- Support for the use of grants for the child care sector to enhance inclusivity for children who have disabilities, special needs or require additional supports;
- Expanded regulation-making power to allow regulations that can set limits on child care fees; and
- A legislative foundation for an inclusive universal early learning and child care system that can adapt and be modified as the system grows.

Early Childhood Educators (ECE) Act

The ECE Act incorporates the existing provisions related to early childhood educators (ECEs) and post-secondary ECE programs previously outlined in the Community Care and Assisted Living Act and Child Care Licensing Regulation, and combines them in a new statute under the responsibility of the minister responsible for child care including:

- Enabling the creation of a public registry for ECEs;
- Providing title protection for ECEs and ECE assistants; and
- Reducing barriers to ECE certification for ECEs who completed their education outside of BC by allowing temporary certifications to enable ECEs to work while undergoing the transfer of credentials.

This piece of legislation will support the continued professionalization of the child care sector while also addressing critical workforce recruitment and retention issues.

Ministry of Child and Family Development Initiatives

The provincial Childcare BC New Spaces Fund underwent updates and provided additional funding opportunities in 2021. The call for applications for a new round of New Spaces funding closed on November 16, 2021 with maximum funding amounts per project maintained at \$3 million of eligible project costs for public sector organizations and Indigenous Governments, and \$1.5 million for Indigenous and non-Indigenous not-for-profit organizations. Successful applicants are expected to be notified in March 2022.

In 2021 changes were made to the New Spaces Fund in order to maximize the number of licensed child care spaces created in the areas of highest need and align with local community priorities. Changes to the program include:

- Eligible organizations now include only public sector organizations, Indigenous governments, not-for-profit organizations and Indigenous not-for-profit organizations. Private businesses are no longer eligible for this funding program;
- Increased priority for projects creating child care spaces for infants and toddlers under three years of age;
- Focus on full-time child care for children prior to school entry and part-time child care for school age children;
- Provision of child care spaces for underserved populations and communities; and
- Increased focus on creation of spaces on school grounds and inclusion of the new license category, 'School Age Care on School Grounds' as an eligible child care type for funding.

In 2020, a total of 3,634 new child care spaces across the province were funded by this program. Of these new spaces, 403 spaces are located in Richmond. These additional spaces significantly added to the inventory of child care for Richmond children and families. Of the projects funded in Richmond, three are in City-owned facilities. These projects include:

- Sprouts Early Childhood Development Hub – provided by Pinnacle Living, operated by the YMCA of Greater Vancouver and opened in January 2022;
- Seedlings Early Childhood Development Hub – provided by Keltic Canada Development, operated by the Richmond Society for Community Living and scheduled to open in March 2022; and
- Hummingbird Child Care Centre – provided by Oval 8 Holdings Ltd. (ASPAC Developments), operated by the YMCA of Greater Vancouver and scheduled for completion in 2022.



Ministry of Education Initiatives

The Ministry of Education recently expanded its Seamless Day Kindergarten pilot program, a valuable program that employs qualified early childhood educators to provide child care before and after the regular school day to kindergarten students in elementary schools. This expansion saw 25 elementary schools across the province participate in the program. These Seamless Day Kindergarten programs are delivered in kindergarten classrooms, under a fee-for-service model and provide an integrated all-day program intended to meet the needs of kindergarten students and families in need of child care. This innovative program provides continuity for children, fosters connections between child care and education sectors, and expands child care spaces without the need for additional capital expenditures. Pilot sites are spread throughout the province with 25 school districts participating at the current time. Future pilot sites may be added in upcoming years but are unconfirmed at the present time. Should this program expand and additional sites be added Richmond schools could be explored as viable locations.

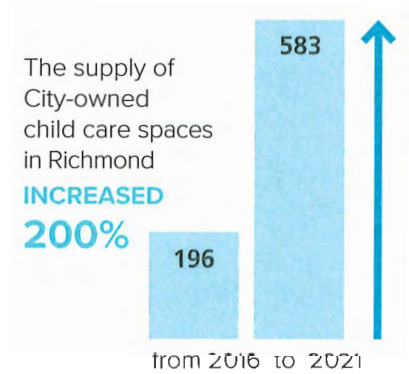


Status of Child Care in Richmond

City of Richmond's New Child Care Spaces

In 2021, the City of Richmond took ownership of two new innovative facilities, Sprouts and Seedlings Early Childhood Development Hubs. These two facilities will create 199 additional licensed child care spaces. This adds to the existing ten City-owned child care facilities already operational and provides a combined total of 583 licensed child care spaces in City-owned child care facilities. A future 37 child care spaces at Hummingbird Child Care Centre are currently under construction and expected to be operational in 2022.

The completion of the two ECD Hubs in 2021 is a significant achievement and the result of the City of Richmond's commitment to creating larger facilities that can accommodate both licensed child care and wrap-around family strengthening and support services. These facilities each include four different types of licensed child care and provide opportunity for enhanced community use, providing a continuum of supports for families. In addition, these facilities provide high-priority office space for non-profit organizations who support families and child care providers in Richmond.

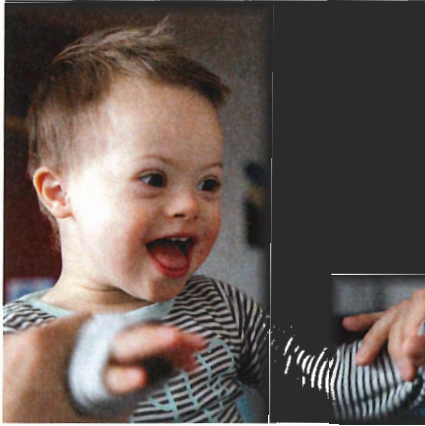


Richmond School District Child Care Initiatives

The Richmond School District has made considerable progress to support the provision of child care for families in Richmond. The Long Range Facilities Plan (LRFP), which was adopted on June 26, 2019 and recently updated on November 24, 2021, includes several strategic recommendations that pertain to child care and early learning. The School District has accessed the Province of BC's Childcare BC Funding Programs to create 42 child care spaces at F.A. Tomsett Elementary School, scheduled for completion in early 2022; and recently opened 27 child care spaces at R.J. Tait Elementary School in September 2021.

In addition to these recently secured spaces, the Richmond School District continues to review existing school sites and funding opportunities to inform planning for additional child care spaces in schools. Staff from the City of Richmond and Richmond School District continue to work together and will collaborate around opportunities to increase child care spaces at, or in close proximity to, schools.





Richmond's Child Care Inventory

The City currently owns twelve purpose-built child care facilities and Early Childhood Development Hubs which are leased to and operated by not-for-profit organizations. These facilities provide a total of 583 spaces of licensed child care and represent approximately 8% of the total 7,710 licensed child care spaces in Richmond. There is currently one additional City-owned facility, Hummingbird Child Care Centre, under construction which will contribute an additional 37 spaces of licensed child care in 2022. In addition, Community Associations and Societies currently provide an additional 801 spaces of licensed preschool and school age child care. Combined, the child care spaces in City-owned facilities and those operated by Community Associations and Societies represent 18% of the total child care inventory in Richmond of 7,710 spaces.

As part of the development of the *2017–2022 Richmond Child Care Needs Assessment and Strategy*, an analysis of licensed child care space in 2016 was conducted. The *2021–2031 Richmond Child Care Action Plan* and the 2020 Update to the *2017–2022 Richmond Child Care Needs Assessment and Strategy* included an update to the inventory of child care spaces in Richmond, based on 2020 licensed child care spaces and 2016 Census population data. To build on previous profiles of child care spaces, this section provides an updated child care profile that includes licensed child care spaces in 2021 and 2016 Census population data. It is important to note that information on current space availability has been calculated using 2016 population statistics and not population projections outlined in the action plan.

Information on licensed child care spaces was collected in December 2021 to update the data on child care spaces in Richmond. To compare trends over time, information on licensed child care spaces from Vancouver Coastal Health and 2016 Census Data was used to calculate the child care space profiles for Richmond Planning Areas. Information on licensed child care spaces was also analyzed with child population data to create a 2021 inventory of child care spaces. This information will be used to update the City's child care planning priorities for 2022.

The overall number of licensed child care spaces in Richmond increased by 10% between 2020 and 2021 (Table 1). A total of 688 new child care spaces were licensed for operation in 2021, amounting to a total of 7,710 licensed child care spaces in Richmond. In addition, analysis of data from the previous five years indicates that there has been a significant increase in licensed child care spaces, with 1,908 new child care spaces in Richmond between 2016 and 2021.

Table 1: Trends in Licensed Child Care Spaces in Richmond: 2016–2021

Type of Care	Number of Licensed Child Care Spaces					Change 2016 - 2021		Change 2020 - 2021	
	2016	2018	2019	2020	2021	Change in spaces	% Change	Change in spaces	% Change
Group Care - Under 36 Months	664	928	1,023	1,211	1,495	831	125%	284	23%
Group Care - 30 Months to School Age	2,103	2,581	2,708	2,850	3,210	1,107	53%	360	13%
Group Care - School Age	1,666	1,685	1,822	1,817	1,814	148	9%	-3	0%
Family Child Care	341	234	248	197	204	-137	-40%	7	4%
In-home Multi-age Care	81	104	105	72	80	-1	-1%	8	11%
Multi-age Care	88	96	80	120	120	32	36%	0	0%
Preschool	819	769	791	729	761	-58	-7%	32	4%
Occasional Care	40	42	26	26	26	-14	-35%	0	0%
Total	5,802	6,439	6,803	7,022	7,710	1,908	33%	688	10%

In the past year, the number of new licensed Group Care (Under 36 Months) spaces represented the majority of the increase in licensed child care spaces in Richmond. This is similar to the trend seen in 2020, where licensed Group Care (Under 36 Months) spaces experienced the largest growth in a single year of any type of care. As indicated in Table 2, there are currently 28.5 licensed Group Care (Under 36 Months) spaces per 100 children aged 0 to 2 years in Richmond. While this increase varies by Planning Area, large increases in the number of spaces for the 0 to 2 years age group addresses a significant priority area outlined in the *2017–2022 Richmond Child Care Needs Assessment and Strategy*.

Since 2016, there have been increases in the number of Group Care (30 Months to School Age) and Group Care (School Age) spaces in Richmond. There are currently 60.5 Group Care (30 Months to School Age) child care spaces per 100 children aged 3 to 5 years in Richmond (Table 2). Group Care (School Age) has experienced significantly less change in the number of licensed spaces with long-term space increases of only nine percent between 2016 and 2021. While 70 new licensed Group Care (School Age) spaces were created in 2021 (Table 3), this type of care also experienced the loss of 35 licensed spaces. An overall decrease was seen in Group Care (School Age) spaces from 2020, indicating that this type of care is still a priority for space creation in Richmond. In Richmond there are currently 14.1 Group Care (School Age) child care spaces per 100 children aged 6 to 12 years (Table 2).

In 2021 there were **33 CHILD CARE SPACES** per 100 children from birth to 12 years in Richmond.

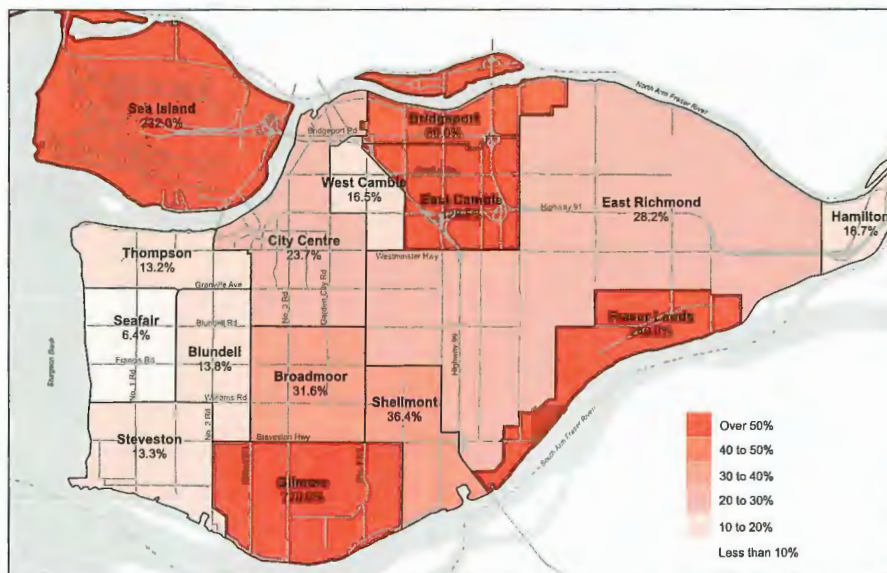


Table 2: Group Child Care Spaces per 100 Children by Type of Child Care License

Type of Child Care License	Number of Licensed Child Care Spaces	Child Population*	Child Care Spaces per 100 Children
Group Care – Under 36 Months	1,495	5,250	28.5
Group Care – 30 Months to School Age	3,210	5,305	60.5
Group Care – School Age	1,814	12,830	14.1
Total	7,710⁵	23,385	33.0

*Child population is based on 2016 Census Data

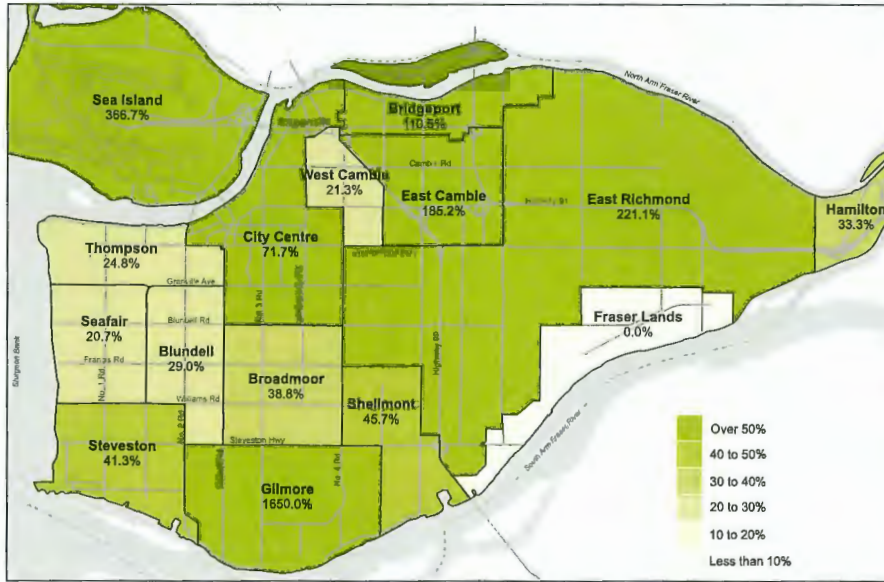
Figure 1: Percent of Child Care Need Met for Children Aged 0 to 2 Years through Licensed Group Care (Under 36 Months), by Planning Area, 2021⁶



In 2021 there were **28.5 GROUP CARE (UNDER 36 MONTHS) SPACES** per 100 children aged 0 to 2 years in Richmond

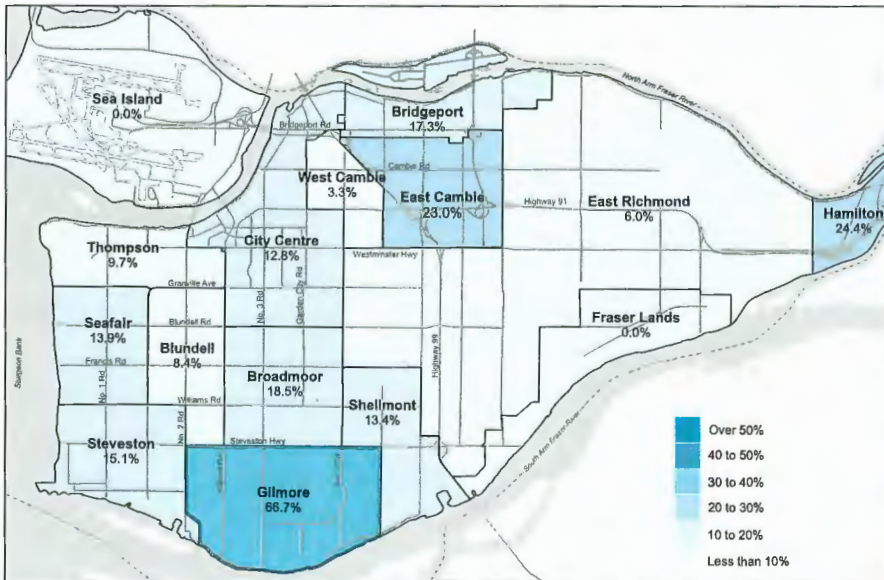
⁵ Note: Includes family child care, multi-age care, in-home care, occasional care and preschool programs.
⁶ Note: Does not include family child care, multi-age care, in-home care, occasional care or preschool programs.

Figure 2: Percent of Child Care Need Met for Children Aged 3 to 5 Years through Licensed Group Care (30 Months to School Age), by Planning Area, 2021⁷



In 2021 there were **60.5** GROUP CARE (30 MONTHS TO SCHOOL AGE) SPACES per 100 children aged 3 to 5 years in Richmond

Figure 3: Percent of Child Care Need Met for Children Aged 6 to 12 Years through Licensed Group Care (School Age), by Planning Area, 2021⁸



In 2021, there were **14.1** GROUP CARE (SCHOOL AGE) SPACES per 100 children.

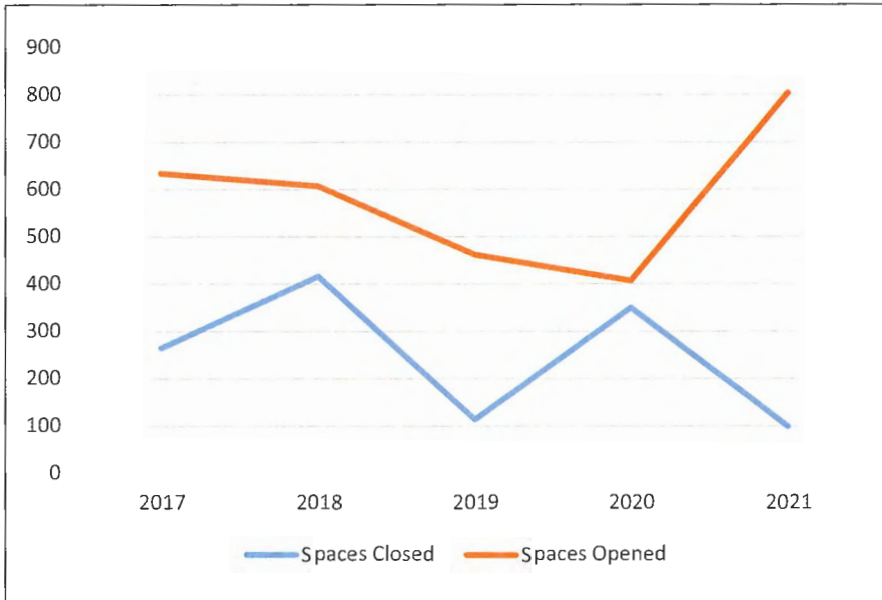
7 Note: Does not include family child care, multi-age care, in-home care, occasional care or preschool programs.
 8 Note: Does not include family child care, multi-age care, in-home care, occasional care or preschool programs.

While 2021 saw an overall increase in the number of licensed child care spaces, there were also closures of programs in Richmond (Table 3). A total of 7 facilities closed in 2021 resulting in a loss of 99 licensed child care spaces. Among these spaces, 34 spaces were licensed as Group Care (30 Months to School Age) and 35 spaces were licensed as Group Care (School Age). However, 2021 also saw a total of 28 new facilities open, adding 804 new licensed child care spaces to the supply in Richmond. The majority of new spaces were Group Care (30 Months to School Age) (366) and Group Care (Under 36 Months) (280). In 2021, there was the greatest increase in the total number of licensed child care spaces in recent years (Figure 4). Combined with the lowest number of spaces lost, the total number of child care spaces in Richmond is the highest seen within the city to date.

Table 3: Licensed Child Care Spaces and Facility Closures and Openings in 2021

Type of Care	Licensed Child Care Spaces - Closed	Licensed Child Care Facilities - Closed	Licensed Child Care Spaces - Open	Licensed Child Care Facilities - Open
Group Care - Under 36 Months	0	0	280	8
Group Care - 30 Months to School Age	34	2	366	9
Group Care - School Age	35	1	70	2
Family Child Care	14	2	26	4
In-home Multi-age Care	8	1	16	2
Multi-age Care	8	1	8	1
Preschool	0	0	38	2
Occasional Care	0	0	0	0
Total	99	7	804	28

Figure 4: Number of Licensed Spaces that Opened and Closed from 2017–2021



2021–2031 Richmond Child Care Action Plan

The *2021–2031 Richmond Child Care Action Plan* (the Plan), which was adopted by City Council on April 12, 2021, offers valuable insight on municipal initiatives and outlines a concrete framework to expand and enhance child care choices in Richmond. The Plan builds on and complements the *2017–2022 Richmond Child Care Needs Assessment and Strategy*. Through research and consultation, the Plan provides a snapshot of the current state of child care in Richmond and assesses the opportunities and challenges to better meet the child care needs of families.

The *2021–2031 Richmond Child Care Action Plan* proposes child care space creation targets to address these needs:

- A net increase of 3,688 spaces by 2031 to achieve targets in relation to the projected population of:
 - 25 spaces per 100 children under 36 months;
 - 55 spaces per 100 children aged 30 months to school age; and
 - 25 spaces per 100 school aged children.
- Child care spaces for school age children that are on-site or within walking distance for all elementary schools in Richmond, both public and independent, by 2031.
- A focus on three areas of flexible, licensed child care to meet the needs of families who require part-time or intermittent child care or who seek care during non-traditional hours due to employment.



The supply of child care spaces in Richmond **INCREASED 33%** from 2016 to 2021.

The Plan outlines a total of 35 actions for further exploration and implementation in order to create additional child care spaces in Richmond over the next ten years. These actions combined form a framework to further support the development of additional child care spaces in Richmond in City-owned, not-for-profit and private facilities. Outcomes from these actions will also support an increase in quality child care options for families while contributing to a stronger and more sustainable system of early learning and care.

The 2021–2031 *Richmond Child Care Action Plan* outlines a target to increase licensed child care spaces in Richmond by 3,688 spaces between 2021 and 2031. This includes a target of 563 new Group Care (Under 36 Months) spaces, 1,087 new Group Care (30 Months to School Age), 1,974 new Group Care (School Age) spaces and 64 additional spaces through other types of care including Occasional Care, Child Minding and Multi-Age Overnight Care. Data on licensed child care spaces previously outlined, indicates that significant progress has already been made to achieve these targets, as outlined below.

Table 4: 2031 Licensed Child Care Space Targets compared to 2021 Supply

Type of Care	2031 Target	2021 Supply	Target Met (%)
Group Care - Under 36 Months	1,774	1,495	84%
Group Care - 30 Months to School Age	3,937	3,210	82%
Group Care - School Age	3,791	1,814	48%
Occasional Care	58	26	45%
Licensed Child Minding	24	0	0%
Multi-Age Child Care - Overnight Care	8	0	0%
Total*	10,710	7,710	72%

*Includes all types of child care, including licensed preschool, multi-age care, in-home multi-age care and family child care.

Progress

The *2017–2022 Richmond Child Care Needs Assessment and Strategy* was adopted by City Council on July 24, 2017 and outlines 32 recommended actions to accomplish throughout the five-year period. The purpose of this section is to provide an overview of accomplishments that have occurred since the publication of the *2017–2022 Richmond Child Care Needs Assessment and Strategy–2020 Update* in early 2021.

2021 Significant Achievements

In 2021, significant advancements and achievements occurred within the City's child care portfolio, including:

- The Sprouts Early Childhood Development (ECD) Hub was completed and transferred to the City of Richmond in 2021 as the first City-owned ECD Hub in Richmond. The Sprouts ECD Hub, located at 3368 Carscallen Road, was secured as a community amenity contribution from Pinnacle Living (Capstan Village) Lands Inc. as part of a mixed-use development. This facility is operated by the YMCA of Greater Vancouver and includes approximately 2,285 sq. m. (24,597 sq. ft.) of indoor and outdoor space over three levels, including spaces for licensed child care programs and wrap-around family services. Sprouts ECD Hub provides a total of 92 child care spaces in four licensed child care programs.
- The Seedlings Early Childhood Development (ECD) Hub completed construction and was transferred to the City in late 2021. The Seedlings ECD Hub, located at 6380 No. 3 Road, was secured as a community amenity contribution from Keltic (Brighthouse) Development Ltd. as part of a mixed-use development. This facility will provide up to 107 spaces of licensed child care and will be operated by the Richmond Society for Community Living (RSCL). In addition to licensed child care programs, this facility includes multipurpose and office space for the delivery of family strengthening and support programs by non-profit organizations in Richmond.
- The 2021–2031 Richmond Child Care Action Plan which provides child care space creation targets over the next 10 years was completed and adopted by City Council on April 12, 2021. This plan also includes actions to meet these targets.





1 Strategic Direction #1: Policy and Planning



Why Is this important?

The City's role in child care policy and planning is to support the development and ongoing provision of an adequate supply of local, licensed child care spaces to meet the needs of resident and employment populations. This entails conducting periodic child care needs assessments and monitoring data sources to analyze trends and child care space needs and availability within the Richmond community. The City's role also involves the administration of the City's Child Care Grant Program and support to the Child Care Development Advisory Committee.

Highlighted Achievements

- In 2021, the City's Child Care Development Reserve received approximately \$23,000 in developer amenity and voluntary contributions. These funds are used to assist in the creation of new child care spaces in Richmond by supporting the development of new City-owned child care facilities and developing resources to support innovation and best practice in the design of City-owned child care facilities. In addition, the Child Care Development Reserve supports the maintenance and enhancement of child care within the city by providing grants to non-profit societies through the Child Care Capital Grant Program.
- The *2021–2031 Richmond Child Care Action Plan* was published in 2021 and provides an updated profile on children's demographic trends and licensed child care spaces in the city. This project was supported by a \$25,000 Child Care Planning Grant from the Union of BC Municipalities. This Plan provides child care space creation targets over the next 10 years, as well as outlines 35 actions to meet these targets. These actions form a framework to further support the development of additional child care spaces in Richmond in City-owned, not-for-profit and private facilities. Outcomes from these actions will also support an increase in quality child care options for families while contributing to a stronger and more sustainable system of early learning and care.
- A review of the Official Community Plan (OCP) was completed in order to identify areas that could further support the provision of licensed child care in Richmond. This review included examining land use, bylaws and zoning requirements for child care. Information from this review will be used to inform the next OCP update.



2 Strategic Direction #2: Creating and Supporting Spaces

Why is this important?

The City supports the creation of child care spaces by accepting voluntary contributions from developers in the form of built child care facilities or cash-in-lieu contributions to the City’s Child Care Statutory Reserves. As of 2020, the City currently manages and maintains ten existing City-owned child care facilities and is in the process of developing an additional City-owned child care facility and two Early Childhood Development Hubs. There are also dedicated City resources to help develop, maintain and support the child care system in Richmond.

In 2021

\$45,519

**FOR
CAPITAL
EXPENSES** and

\$1,500 FOR

**PROFESSIONAL AND
PROGRAM DEVELOPMENT**

was approved through the child care grant program.



Highlighted Achievements

- Hummingbird Child Care Centre, the child care facility secured as a community amenity contribution in the River Green development continued to be constructed. This 37 space facility will be operated by the YMCA of Greater Vancouver. This City-owned child care facility is expected to be completed in 2022.
- The 2021 City of Richmond Child Care Grants were approved and a total of \$47,019 was awarded to seven organizations including:
 - \$45,519 in Capital Grants to provide necessary capital items such as playground renovations; and
 - \$1,500 in Professional and Program Development Grants to provide workshops, conferences and to support development of a ‘Community of Practice.’
- Collaboration and coordination continued with the Richmond School District and resulted in additional opportunities to co-locate child care with schools through the sharing of information regarding Provincial Funding Programs and data on child care needs in Richmond. The School District accessed the Province of BC’s Childcare BC Funding Programs to create 42 child care spaces at F.A. Tomsett Elementary School, scheduled for completion in early 2022, and recently opened 27 child care spaces at R.J. Tait Elementary School in September 2021.





3 Strategic Direction #3: Advocacy

Why is this important?

The City advocates on behalf of its residents to address the needs of Richmond's resident and employee population. Facilitating quality, accessible, and affordable child care is within the mandate of senior levels of government, and the actions below address advocacy items that the City can undertake.

Highlighted Achievements

- Through the *2021–2031 Richmond Child Care Action Plan*, the City identified additional advocacy actions to be undertaken in the upcoming ten years to facilitate the creation of additional child care spaces in Richmond. This includes advocating to the Federal Government for additional commitments to child care through a Multilateral Early Learning and Child Care Framework for Canada. In addition, an action is identified in the plan to request the Provincial Government to consider the impact of school capacity considerations on the provision of child care in schools and look at adaptations within the Child Care Licensing Regulation to permit the licensing of outdoor child care programs.





4 Strategic Direction #4: Accessibility and Inclusion

Why is this important?

The City works to create an inclusive environment for all residents, in partnership with community organizations. Improving access to information about child care, supporting family services for newcomer families, and enhancing services for children with diverse needs are all important areas that the City strives to strengthen.

Highlighted Achievements

- The *Richmond Child Care Design Guidelines* ('the Design Guidelines') provides best-practice design standards to inform the creation of City-owned child care facilities in Richmond. This resource document is also used by developers, architects and child care operators in the community. The Design Guidelines underwent a review in 2021 in order to update information to reflect learnings and new design standards. An updated document will articulate current best practices in child care design and will be published in early 2022.

The updated 2022 Child Care Design Guidelines will provide technical guidance for the design of all **FUTURE CITY-OWNED CHILD CARE FACILITIES**





5

Strategic Direction #5: Collaboration and Partnership



Why is this important?

The City of Richmond engages in and seeks partnerships and collaboration with others to advance its child care strategy. The City continues to identify potential opportunities to work with community partners to remain well informed and prepared to respond to funding opportunities and policy changes.

Highlighted Achievements

- In 2021, the Richmond Child Care Development Advisory Committee (CCDAC) provided continued support to City staff and City Council, delivering valuable advice on child care planning and service delivery in Richmond. The CCDAC was established to provide City Council with advice regarding the planning, development, support and promotion of quality, affordable and accessible child care in Richmond. Members of the CCDAC provided feedback on the three City-owned child care development projects under construction in 2021, including Sprouts Early Childhood Development Hub, Seedlings Early Childhood Development Hub and Hummingbird Child Care Centre. The CCDAC also reviewed and monitored several changes to child care legislation and funding programs initiated by senior levels of government to support child care initiatives.
- In 2021, the Richmond Child Care Development Advisory Committee and the City planned and hosted an online professional development workshop for Child Care Month, titled 'Not Just Surviving – But Thriving – In These Exceptional Times', presented by Dr. Vanessa Lapointe. This event provided professional development and shared best practice research for early childhood educators, child care providers and parents. Approximately 40 individuals participated in this workshop. All participants reported learning new and valuable information and 69% said that they found an online platform and mode of delivery easy to use.
- As part of the 2021 Child Care Month activities, the Child Care Development Advisory Committee and the City hosted a children's art exhibition. A call for art submissions was sent to child care programs in Richmond and approximately 15 submissions were received. The submissions were displayed at the Richmond Cultural Centre throughout the month of May.



6 Strategic Direction #6: Research, Promotion and Marketing

Why is this important?

The City conducts research on child care trends, creates tools to assist the public with finding child care resources, prepares publications to help potential child care operators create child care space, and promotes access to resources within the community.

Highlighted Achievements

- The City undertook a review and dissemination of research in the child care sector relating to the impacts of the COVID-19 pandemic on children and families. This information was compiled from various organizations and published reports and used internally to support community organizations delivering child care services across Richmond. Updated information on COVID-19 safety plans in child care was disseminated to child care providers, the Child Care Development Advisory Committee and community organizations as it became available. In addition, City staff monitored funding opportunities to support child care programs during the pandemic in order to provide child care operators with this information.
- Materials to support child care operators in creating child care spaces were reviewed and updated in collaboration with Vancouver Coastal Health, Child Care Licensing and Richmond Fire Rescue. This included convening meetings with internal City departments to review the process for creating child care spaces and outlining future updates of the 'Creating Child Care Spaces in Richmond' brochure. This City brochure supports child care operators in navigating the process for opening or renovating a child care program in Richmond and the updated content is expected to be released in 2022.





7 Strategic Direction #7: Monitoring and Renewal

Why is this important?

With changing demographics and the evolution of the child care landscape in Richmond, the City will continue to monitor and renew its policies and strategies with key data and research. The following actions discuss approaches for planning the next Child Care Needs Assessment and Strategy as well as research work that benefits and advances the City's child care work.

Highlighted Achievements

- The *2021–2031 Richmond Child Care Action Plan*, completed in 2021, informs the City's ongoing work to support the child care sector and outlines actions that the City and its community and public partners, including the Richmond School District and Vancouver Coastal Health, can undertake to enhance sector stability and increase child care spaces. Evaluation and monitoring are key actions in the plan and specifically include monitoring child care need and availability across Richmond and continued monitoring of the impacts of the COVID-19 pandemic on child care enrollment, workforce changes and the stability of the child care sector.
- Work on the *2017–2022 Richmond Child Care Needs Assessment and Strategy* will be complete in 2022 and a new 10 year Child Care Strategy for Richmond will be developed. At the end of 2022, a final report will be produced highlighting the progress made during the current strategy's five year term. Preparation also began for the next child care needs assessment. A new Strategy will be completed in 2023.



Next Steps

The City of Richmond's *2017–2022 Richmond Child Care Needs Assessment and Strategy* outlines long and short-term actions to support the development of a comprehensive child care system in Richmond. This report provides information on the City's progress in meeting all strategic actions since the Strategy was adopted in July 2017. The City continues to implement actions outlined in the Strategy and in the *2021–2031 Richmond Child Care Action Plan*. Significant progress has been made in 2021 to increase child care spaces in the community. Currently in Richmond, the demand for child care continues to exceed the supply with child care spaces available for only 33% of children across all types of licensed child care.

In 2022, the City will:

- Continue implementation of the ongoing and long-term actions in the *2017–2022 Richmond Child Care Needs Assessment and Strategy*;
- Continue implementation of actions identified in *2021–2031 Richmond Child Care Action Plan*; and
- Begin preparation for an updated 10 year Child Care Strategy for 2023–2033.

The advancement of recommended actions within the *2017–2022 Richmond Child Care Needs Assessment and Strategy* will continue to be monitored and highlighted in the update for 2022, detailing the progress made on all strategic actions as the final update to the *2017–2022 Richmond Child Care Needs Assessment and Strategy*.



Conclusion

The *2017–2022 Richmond Child Care Needs Assessment and Strategy—2021 Update* celebrates and features the significant achievements the City of Richmond has made in the expansion and enhancement of child care in the past year. It confirms the City's ongoing commitment to working in partnership with key stakeholders to establish a comprehensive child care system.

The COVID-19 pandemic has created circumstances never previously experienced in our present-day society. It has raised the profile of the child care sector as a critical and essential service for the community while also highlighting the vulnerability and fragility of the current model of child care delivery in the province.

In the upcoming year, the City and its key stakeholders will continue to demonstrate innovative and creative approaches to create and promote high-quality child care to further the vision, "to continue to be a municipal leader in fostering the conditions for a comprehensive child care system in Richmond."



Appendix A

Status Update: 2017–2022 Richmond Child Care Needs Assessment And Strategy Strategic Directions And Actions

Short term: 1–3 years

Long term: 4–5 years

Strategic Direction	Recommended Actions	Status
Policy and Planning	1. Review Richmond’s child care space needs and update child care space targets by Planning Area, utilizing the 2016 Long-form Canada Census data for the City and its planning areas. (Short term) KEY PRIORITY	Completed
	2. Review the current status of existing child care spaces in Richmond. Working with assistance from the City’s Planning staff to: <ul style="list-style-type: none"> a. Undertake a review of areas in the city with the capacity for more intense redevelopment or that may be subject to land use changes (e.g. industrial “let go” areas) to understand if there are any potential impacts to maintaining existing child care spaces. b. Consult with the School District about school enrolment changes and facility redevelopment that may affect use of school properties for licensed child care spaces and other child and family development programs. (Short term) KEY PRIORITY 	Completed Completed
	3. Review and seek direction on amendments to the City’s Official Community Plan to determine if any amendments are required to sections addressing child care (e.g. sizes for child care facilities serving a range of age groups, calculations for cash contributions). (Long term)	In progress Anticipated to complete in 2022
	4. Conduct a review to ensure that the Child Care Grant Program is meeting the non-profit child care operator’s needs (e.g. timing, number of grant cycles per year, budget). (Short term)	Completed
	5. Review internal City mechanisms for maintaining and coordinating City-owned child care facility improvements (e.g. ongoing maintenance of facilities, operating budget impact estimators, minor and major capital improvements). (Short term)	Completed
	6. Review and update the Terms of Reference for the Child Care Development Advisory Committee (CCDAC) to ensure the committee is fulfilling its role and mandate. (Short term)	Completed

Strategic Direction	Recommended Actions	Status
Creating and Supporting Spaces	7. Continue to secure community amenity contributions through rezoning processes, focusing on the creation of early childhood development hubs. (Long term) KEY PRIORITY	Ongoing
	8. Work with other City of Richmond departments to plan, secure and build child care spaces co-located with other community facilities. (Long term)	Significant progress made
	9. 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 (e.g. 70% for Capital and 30% for Operating as opposed to the current split of 90% for Capital and 10% for Operating). (Short term) KEY PRIORITY	Completed
	10. Explore mechanisms to increase City staff resources to advance the City's child care priorities. <ul style="list-style-type: none"> a. Provide additional staff resources (e.g. Planner 1 – Child Care in Community Social Development) to support continued implementation of the Child Care Policy and fulfill the recommendations presented in this report; and b. Support the development of facilities secured as community amenity contributions by ensuring there is an integrated City department approach applied to working with developers providing these amenities. (Short term) KEY PRIORITY 	Completed Significant progress made
	11. Continue to manage and maintain existing and future City-owned child care facilities to ensure both the City and non-profit operators are fulfilling their lease obligations, leases are up to date, and facilities are well maintained. (Long term)	Significant progress made
	12. Pursue partnerships and funding opportunities with senior levels of government for capital investment to assist with the creation of City-owned child care spaces in Richmond. (Long term)	In process
	13. Work with Community Associations to learn about child care needs in the neighbourhoods they serve and how they can build capacity to meet these needs. (Long term)	Ongoing

Strategic Direction	Recommended Actions	Status
Advocacy	14. Send a letter to the Federal Government to indicate the City of Richmond’s support for the development and implementation of a meaningful, appropriately funded Multilateral Early Learning and Child Care Framework for Canada. (Short term)	Delayed due to COVID-19 Anticipated to complete in 2022
	15. Send letters to the Provincial Government: <ul style="list-style-type: none"> a. Expressing City Council’s endorsement of the \$10aDay Child Care Plan; b. Requesting that the City of Richmond be consulted about the creation and implementation of a future Provincial child care plan; and c. Recommending wage enhancements for Early Childhood Educators to attract qualified staff and to support both existing and new child care spaces (e.g. increases to the Child Care Operating Fund Program). (Short term) 	Completed Completed Completed
	16. Send a letter to the Provincial Government requesting that the benefit rates and eligibility provisions for the Child Care Subsidy be reviewed and increased (e.g. expanded coverage for median or moderate income families). (Short term)	Completed
	17. Send a letter to the Provincial Government requesting that they review and increase funding for Early Childhood Intervention Services in accordance with the #KidsCantWait Campaign. (Short term)	Completed
	18. Continue to monitor funding and grant opportunities along with future actions planned by senior levels of government regarding child care initiatives to maximize opportunities to enhance affordable, accessible and quality care in Richmond. (Short term)	Ongoing

Strategic Direction	Recommended Actions	Status
Accessibility and Inclusion	19. Collaborate with Vancouver Coastal Health, the Richmond School District, other schools in Richmond (e.g. private, francophone), Richmond Child Care Resource and Referral, Richmond Children First, the City of Richmond Child Care Development Advisory Committee, the Intercultural Advisory Committee, Community Associations, child care providers, and other appropriate parties to improve availability of information to Richmond families on child care and family-related resources. (Short term)	Significant progress made
	20. Consult with the City of Richmond’s Accessibility and Inclusion section, the Intercultural Advisory Committee, and multicultural and immigrant serving organizations to determine ways to: <ul style="list-style-type: none"> a. Improve the dissemination of information on child care to newcomers; and b. Establish ongoing communication channels to enable the City to keep abreast of the needs of and challenges facing recent immigrants regarding child care. (Short term) 	Delayed due to COVID-19 Anticipated to complete in 2022 Anticipated to complete in 2022
	21. Work with the City departments and sections, as well as external organizations who focus on accessibility issues to: <ul style="list-style-type: none"> a. Incorporate barrier-free design into new City-owned early childhood development hubs and child care facilities; and b. Explore innovations in child care facility design for both indoor and outdoor areas that would enhance the inclusion of children who require extra supports. (Long term) 	Significant progress made Significant progress made

Strategic Direction	Recommended Actions	Status
Collaboration and Partnership	22. Continue to support the work of the City’s Child Care Development Advisory Committee with the view of building the capacity of the child care sector and parents understanding of child care options. (Short term)	Ongoing
	23. Facilitate and promote the delivery of professional development training for those employed in the delivery of licensed child care programs with the goal of maintaining and enhancing the quality of programs offered in Richmond. (Long term)	Ongoing
	24. Continue to consult with representatives from senior levels of government, other municipalities, Vancouver Coastal Health, Richmond Children First, United Way of the Lower Mainland, the UBC Human Early Learning Partnership and the First Call – BC Child and Youth Advocacy Coalition to ensure that the City is well informed about latest trends, research and advocacy efforts concerning child care matters. (Short term)	Significant Progress Made
	25. Build and foster relationships with senior levels of government to ensure the City is consulted on federal and provincial policy changes. (Short term)	Ongoing
	26. Seek new partnerships around the delivery of child care services. (Long term)	Ongoing
	27. Host one inter-municipal roundtable workshop to share information and best practices in child care policy, facility development, grants administration and successful advocacy approaches to senior levels of government. (Short term)	Completed

Strategic Direction	Recommended Actions	Status
Research, Promotion and Marketing	28. Regularly update the City's child care website to provide information on current civic initiatives related to child care and links to useful resources that build awareness and educate the community. (Short term)	Ongoing
	29. Monitor and share the latest trends in child care research and best practices in the delivery of quality child care programs with the City's Child Care Development Advisory Committee, Community Associations, Richmond Children First, Richmond Child Care Resource and Referral Centre, Vancouver Coastal Health, child care providers, and other community agencies and organizations. (Long term)	Ongoing
	30. Continue to develop child care educational resources and further expand the complement of promotional vehicles such as social media to share information about child care with parents and child care providers. (Short term)	Ongoing
Monitoring and Renewal	31. Update City policies plans and publications: <ul style="list-style-type: none"> a. Continue to work with the City's Planning Department and other related Departments to update City policies that reference child care; and b. Continue to work with City staff and consultants to undertake research and update City publications and working documents (e.g. Terms of Reference for rezoning reports, City of Richmond Child Care Design Guidelines for City-owned buildings, and checklists related to development processes). (Short term) 	Ongoing Ongoing
	32. In planning for the next Child Care Needs Assessment and Strategy: <ul style="list-style-type: none"> a. Commence the next child care needs assessment and strategy work in late 2022. Begin the survey work and community engagement process, prior to the release of the 2021 Canada Census, and incorporate demographic information for Richmond geographies when it becomes available in 2023. b. Seek information and assistance from Richmond Multicultural Community Services Society, S.U.C.C.E.S.S., and other newcomer-serving organizations regarding approaches for increasing the interest and involvement of the recent immigrant community in the next child care needs assessment community engagement process. (Long term) 	In process Anticipated to begin in 2022



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City of Richmond

Report to Committee

To: Planning Committee

Date: January 27, 2022

From: Kim Somerville
Director, Community Social Development

File: 08-4057-04/2022-Vol 01

Re: Draft Seniors Strategy 2022–2032

Staff Recommendations

1. That the draft Seniors Strategy 2022–2032, as outlined in the staff report titled “Draft Seniors Strategy 2022–2032,” dated January 27, 2022 from the Director, Community Social Development, be approved;
2. That staff be authorized to seek public feedback on the draft Seniors Strategy for the purposes of finalizing the strategy; and
3. That staff report back to City Council with the final Seniors Strategy, including a summary of the public feedback received.

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

Att. 1

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	
Corporate Communications and Marketing	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Recreation & Sport Services	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

On December 9, 2019, City Council approved the funding for an update to the Seniors Service Plan to be included in the Consolidated 5 Year Financial Plan (2020–2024) as part of the “2020 One-Time Expenditures” report to Council. Both the 2015–2020 Seniors Service Plan and the 2015–2020 Age-Friendly Assessment and Action Plan were integral in guiding the City’s work and building a solid foundation for seniors to remain healthy, active and connected to the community.

The new, draft City of Richmond Seniors Strategy 2022–2032 (Attachment 1) builds upon and advances the learnings and achievements of the previous plans and incorporates the foundational elements of both. The draft Seniors Strategy applies a broader focus than previous plans with the effort to guide City and community stakeholder planning, policy development, and program and service provision using a collaborative, systems-based approach to best support seniors in Richmond over the next ten years.

The development of the draft Seniors Strategy is divided into four phases:

1. Phase One: Stakeholder Advisory Committee formation, background research and development of guiding principles (complete);
2. Phase Two: Key stakeholder engagement and development of the draft Seniors Strategy (complete);
3. Phase Three: Public engagement on the draft Seniors Strategy; and
4. Phase Four: Finalize the Seniors Strategy.

The purpose of this report is to present the draft Seniors Strategy to City Council and to propose a public engagement process to seek community input on the strategic directions and actions outlined in the draft strategy.

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

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

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

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

This report also supports the Social Development Strategy 2013–2022 Strategic Direction #3 Address the Needs of an Aging Population:

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

7.1 Pursuing approaches that involve planning with, not for, the older adult population.

Analysis

Seniors are the fastest-growing age demographic globally and are living longer and experiencing better health than previous generations. Currently, 32% of Richmond's population are seniors; this percentage is projected to increase to 39% by 2036. The average life expectancy of seniors living in Richmond continues to be the highest in both BC and Canada at 85.7 years. This is three years longer than the average life expectancy of 82.6 years provincially and more than four years longer than the national average of 81.1 years.

The positive trends in health and life expectancy in Richmond are encouraging, and highlight the need to ensure proper planning and supports are in place to meet the evolving needs of a growing and aging population that spans over 50 years. As Richmond ages and the population grows, the concept of what it means to be a senior becomes increasingly diverse as an individual's needs vary greatly depending on a number of factors including lifestyle, community and family supports, and health status. If not adequately addressed, factors such as income and living status, health status and behaviours, language and ethnicity, and vulnerability will impact seniors as they age and the greater community in the future.

The draft Seniors Strategy identifies priority strategic directions and actions to be taken by the City in collaboration with community stakeholders that address aspects of seniors' lives that impact healthy aging. The draft strategy is based on learnings from previous achievements, current community context, research and best practices and community engagement findings. It is the result of many stakeholders' ongoing collaboration and commitment to addressing the needs of seniors in Richmond.

Stakeholder Advisory Committee

A Seniors Strategy Stakeholder Advisory Committee was established in September 2020 to advise and guide the draft Seniors Strategy development. The Committee provided input and advice on each phase of the draft strategy's development. Committee members also supported the facilitation of the engagement activities to date and provided translation services where necessary.

The Committee included representatives from the following organizations and committees:

- City of Richmond
- Richmond Addiction Services Society
- Richmond Cares, Richmond Gives
- Richmond Centre for Disability
- Richmond Multicultural Community Services
- Richmond Public Library
- Richmond Seniors Advisory Committee
- S.U.C.C.E.S.S.
- Vancouver Coastal Health

The Committee supported the development of the draft strategy's vision and a set of guiding principles. The guiding principles provided a focus for decision-making and informed overall strategy development.

Guiding Principles

On March 8, 2021, the following five guiding principles were adopted by Council to guide the development and inform the strategic directions and actions of a Seniors Strategy for Richmond:

1. Complement City and seniors-serving organizations' strategies, plans and practices that address the needs of the 55+ years population to keep seniors active, healthy, feeling safe and connected to their communities.
2. Develop actions that are culturally appropriate, promote accessibility and inclusion, and reflect the unique diversity of seniors aged 55+ years.
3. Promote and facilitate active engagement of a diverse cross-section of seniors aged 55+ years and seniors-serving organizations in the design, implementation and evaluation of the Seniors Strategy, allowing for ongoing and accessible opportunities for feedback.
4. Ensure ongoing, collaborative cross-sector partnerships in the creation, implementation, evaluation, and accountability of the Seniors Strategy.
5. Develop actions that are based on research and best practices, realistic and achievable, and measurable in the context of available resources and are responsive to current and future needs and demographic trends.

The guiding principles were also used to guide the public engagement activities and will continue to be used to finalize the Seniors Strategy.

Key Stakeholder Engagement

Extensive engagement was conducted with the Stakeholder Advisory Committee, key stakeholder groups and individual seniors in the community to develop the draft Seniors Strategy. Several stakeholder groups participated in City-led discussions and hosted telephone interviews with their program participants. Engagement consisted of:

- Telephone interviews with individuals representing community and health service organizations;
- Online and paper-based surveys with seniors;
- Focus groups with community members aged 45 years and older; and
- Information meetings with community-based organizations.

Stakeholder engagement focused on the strengths and potential gaps related to seniors programs and services, potential strategic directions and outcomes to include in the draft strategy. It also looked at resources and partnerships necessary for implementation, sustainability and evaluation of the final Seniors Strategy.

Research Themes

Seven themes emerged from the demographic profile, review of research and literature and stakeholder engagement. These themes informed the development of the strategic directions and actions outlined in the draft Seniors Strategy. Findings indicated that the City of Richmond is considered a leader in delivering services for seniors. A robust social infrastructure is in place to support service delivery in collaboration with a strong network of stakeholders who are committed and passionate about meeting the needs of seniors. These themes included:

- Meeting the needs of a diverse population of seniors;
- Reducing barriers to participation by seniors;
- Supporting seniors to successfully age in place;
- Creating age-friendly design and built environments;
- Ensuring infrastructure and resources for a growing seniors population;
- Addressing existing stereotypes and ageism; and
- Raising awareness of programs and services available to seniors.

Each of the themes that emerged from the needs analysis is discussed in the draft Seniors Strategy in relation to currently identified strengths, gaps and opportunities.

Draft Seniors Strategy

The draft Seniors Strategy consists of five strategic directions and 29 recommended actions that will be completed over a ten year time frame. The strategic directions and accompanying actions were created in response to the themes identified through the needs analysis and guided by the strategy's vision: "Seniors living in Richmond are safe, respected, healthy and engaged in their communities." The five strategic directions are:

1. Age-friendly neighbourhoods that support seniors to age in place;
2. Diverse, accessible and inclusive programs and services for seniors at all stages;
3. Communication and awareness of programs and services available for seniors;
4. Education and understanding about healthy aging; and
5. Planning for a growing population of seniors.

The strategic directions include actions that build on previous and ongoing work. Specific targeted initiatives will be created in collaboration with key stakeholders to best achieve the actions and to reflect the strategy's vision and guiding principles. By furthering the actions in the new strategy, it is anticipated that there will be a number of positive outcomes that will benefit seniors. Highlights of these desired outcomes include ensuring that seniors are supported at all stages and varying levels in their aging journey, that they have an increased sense of purpose, and that they feel heard, respected, welcomed, valued and included in the community.

Achieving the desired outcomes of the strategy will require ongoing leadership and collaboration with the community. The next step in the project process is to gather feedback on the strategic directions and actions in order to finalize the Seniors Strategy.

Public Engagement Process

Public engagement will provide valuable input to ensure the draft Seniors Strategy captures the community's priorities for seniors over the next ten years. Feedback received will be taken into account as the Seniors Strategy is finalized. A summary of the public input will be presented to City Council along with the final Seniors Strategy for Council's consideration.

Staff propose various public engagement activities designed to gather feedback from residents aged 55 years and older along with family members, caregivers, community and stakeholder organizations and individuals that support seniors in Richmond. Engagement activities will include an online survey facilitated through the City's Let's Talk Richmond platform and supported survey completion either virtually, via phone or in-person at community and City facilities. Various supports and tools will be used to ensure accessibility of the engagement activities. These include one-on-one supports with trained, multilingual representatives virtually and by phone to assist with surveys, language interpretation and translation, as well as paper-based surveys in multiple languages if required. Activities will be adjusted as needed based on current health guidelines to ensure the safety of all participants.

The proposed engagement activities are outlined in Table 1 and anticipated to be initiated in the weeks following Council's approval of the draft strategy. Activities will be promoted through the Let's Talk Richmond platform; the City, community association and societies' facility promotions, websites and social media channels; seniors-serving organizations in Richmond; the Seniors Strategy Stakeholder Advisory Committee and other communication channels as appropriate.

Table 1: Proposed Public Engagement Activities

Activity	Format	Location
Online Survey	Individual online survey completion available through the City's Let's Talk Richmond platform.	Online at https://www.letstalkrichmond.ca/ .
Facilitated Survey Sessions	One-on-one or small group survey sessions with trained facilitators. Sessions will be held in-person or virtually during regularly scheduled meetings, programs and services.	City facilities and locations hosted by key stakeholders from the non-profit and private sectors.
Accessible Survey Support	One-on-one or small group survey sessions with trained facilitators. Sessions will take place virtually or by phone and scheduled as needed for those with accessibility barriers (language, cognitive limitations, and technology use/knowledge).	Facilitated virtually or by phone by key stakeholders from the non-profit and private sectors.

Following Council's approval, staff will seek feedback on the draft Seniors Strategy through the above public engagement activities, revise the draft Seniors Strategy as necessary to incorporate public engagement findings and report back to City Council with the proposed final Seniors Strategy. The Stakeholder Advisory Committee will continue to support the development of the Seniors Strategy by promoting, facilitating and participating in public engagement activities on the draft Seniors Strategy and supporting the communication and implementation of the final Seniors Strategy once adopted by City Council.

Financial Impact

None.

Conclusion

The draft Seniors Strategy builds upon learnings, achievements and the ongoing collaboration of many stakeholders that have formed a solid foundation of structures and supports for seniors in Richmond. The draft Seniors Strategy outlines the City's priority strategic directions and actions related to seniors over the next ten years and will guide City and community work in supporting seniors to age healthy and well, while ensuring resources are in place to address the needs of a growing, aging population. Seeking public feedback on the draft Seniors Strategy will help ensure the Seniors Strategy reflects community needs and priorities now and in the coming years. The Seniors Strategy is a collaborative and action-oriented framework to ensure that seniors living in Richmond are safe, respected, healthy and engaged in their communities.



Debbie Hertha
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Att. 1: Draft City of Richmond Seniors Strategy 2022–2032

City of Richmond

Seniors Strategy 2022–2032

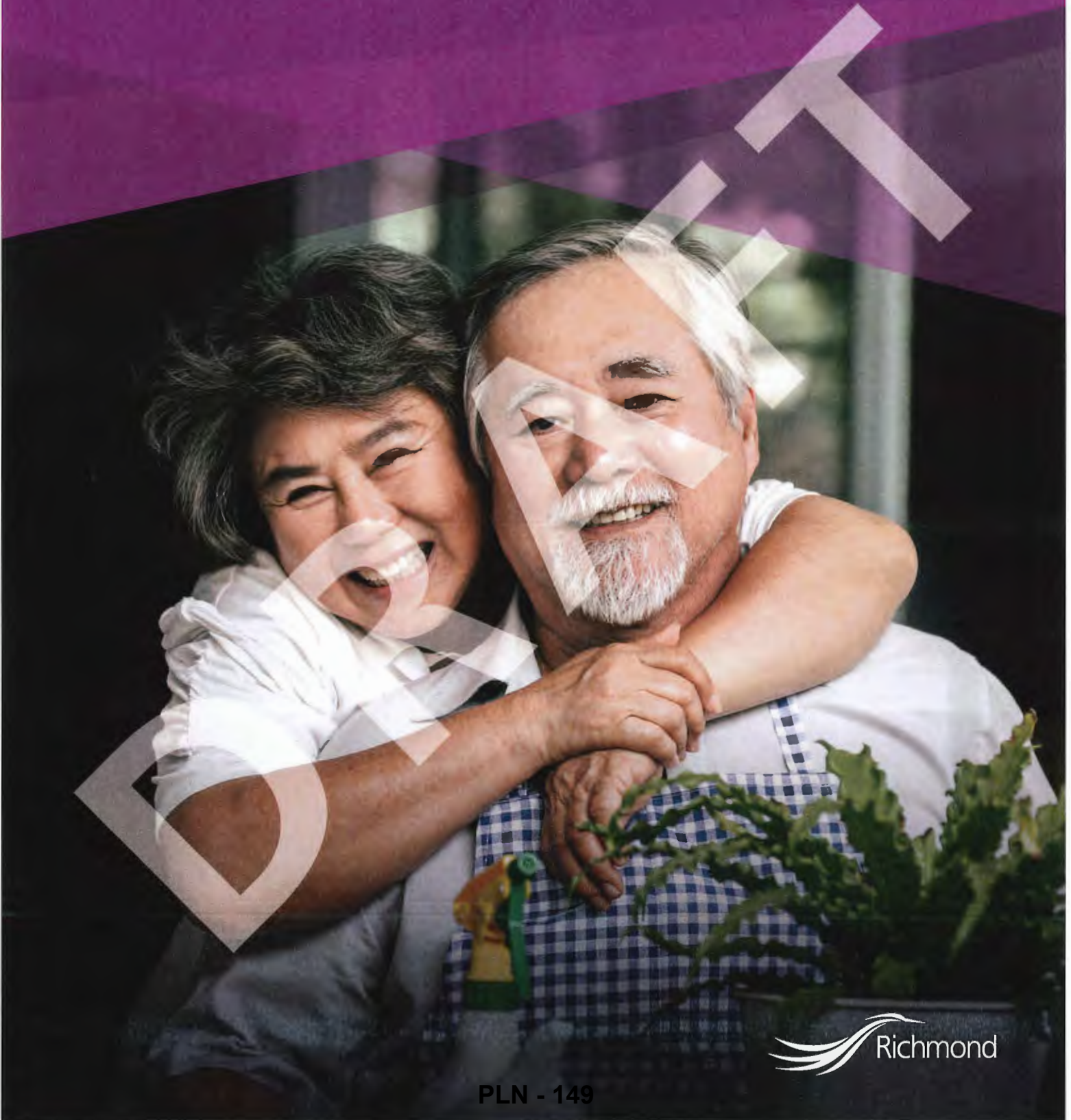




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Glossary of Terms

Age-Friendly: Age-Friendly describes environments that promote access to services, programs and opportunities for people as they age, and promote the inclusion and participation of seniors in all aspects of life.¹

Ageism: Stereotyping, prejudice and discrimination directed toward others or oneself based on age.²

Ageing-in-Place: Living safely and independently in one's home or community for as long as one wishes and is able.³

Diversity: The representation, recognition and celebration of individuals who possess a combination of visible and invisible differences and lived experiences that shape their view of the world, perspective and approach.

¹ Age-friendly Communities. Public Health Agency of Canada, 2016.

² Global Report on Ageism, World Health Organization, 2021.

³ Employment and Social Development. Government of Canada, 2016.

Healthy Aging: The process of developing and maintaining functional abilities that support well-being in older age. Functional ability is about having the capabilities that enable all people to be and do what they value.⁴

Home and Community-Based Services: Supportive services designed to help older people live independently in their own homes. Examples are seniors centres, transportation, delivered meals or congregate meal sites, visiting nurses or care aides.⁵

LGBTQ2S+: An acronym used to refer to Lesbian, Gay, Bisexual, Transgender, Queer or Questioning, Two-Spirit (2S) and additional (+) sexual orientations and gender identities.

Low Income Measure After Tax (LIM-AT): A comparative measure of low income that is defined by a household's earnings after tax being below 50% of the median income of comparably sized household in the same geographic region.

Racialized Communities: The term 'racialized communities' encompasses all people that are non-Caucasian in race or non-white in colour and is considered preferable to the term 'visible minorities.'⁶

Senior: In terms of chronological age, seniors living in Richmond are defined as those aged 55 years and older.

Social Infrastructure: Physical spaces, services and structures that bring people together and help enhance relational networks, community resilience and social well-being.

Social Prescribing: A structured way of referring people who access Primary Health Care, generally delivered by family physicians and general medical practitioners, to non-medical/clinical community-based programs and services.

Vulnerable Housing: Housing that is considered unsuitable due to size, condition or affordability.⁷

Vulnerable Seniors: Seniors who experience challenges accessing programs, services or amenities due to a variety of determinants such as physical, cognitive or mental health issues, isolation, discrimination, financial, transportation or language barriers.

4 Healthy ageing and functional ability. World Health Organization, 2021.

5 Glossary of industry terms. International Council on Active Aging, 2021.

6 Racialized communities. Canadian Observatory on Homelessness, 2021.

7 Core Housing Need. Statistics Canada, 2017.



Executive Summary

Seniors are the fastest growing demographic globally, and are living longer and experiencing better health than previous generations. It is projected that close to 40% of the population in Richmond will be 55+ years by 2036, emphasizing the importance of creating a 10-year strategy to address the needs of seniors. The *City of Richmond Seniors Strategy 2022–2032 (Seniors Strategy)* represents the City's ongoing commitment to addressing the needs of the seniors population in Richmond. The *Seniors Strategy* is an action-oriented framework intended to guide the City and stakeholders in supporting seniors in Richmond over the next decade. The vision for this collaborative strategy is that seniors living in Richmond are safe, respected, healthy and engaged in their communities.

Supporting seniors to age well requires the collaboration and commitment of the City and many organizations and groups, including community associations and societies, community service organizations, health agencies and the private sector. A solid foundation of supports and structures are already in place in Richmond to enable seniors to remain healthy and active in their communities. This is achieved through innovative, accessible and inclusive program and service delivery, collaborative partnerships and shared accountability. Work is guided by the outcomes and actions outlined in City Council endorsed plans and strategies that impact seniors. The *Seniors Strategy* builds upon the achievements of previous City plans, strategies and initiatives, and guides the City's planning and policy development, while continuing to take a collaborative approach to program and service delivery for seniors in Richmond.

The *Seniors Strategy* outlines five strategic directions:

1. Age-friendly neighbourhoods that support seniors to age in place;
2. Diverse, accessible and inclusive programs and services for seniors at all stages;
3. Communication and awareness of programs and services available for seniors;
4. Education and understanding about healthy aging; and
5. Planning for a growing population of seniors.

The *Seniors Strategy* will guide annual work planning for those serving seniors in Richmond and, with the support of a dedicated working group, will be implemented and evaluated for effectiveness in achieving its strategic directions.



Introduction

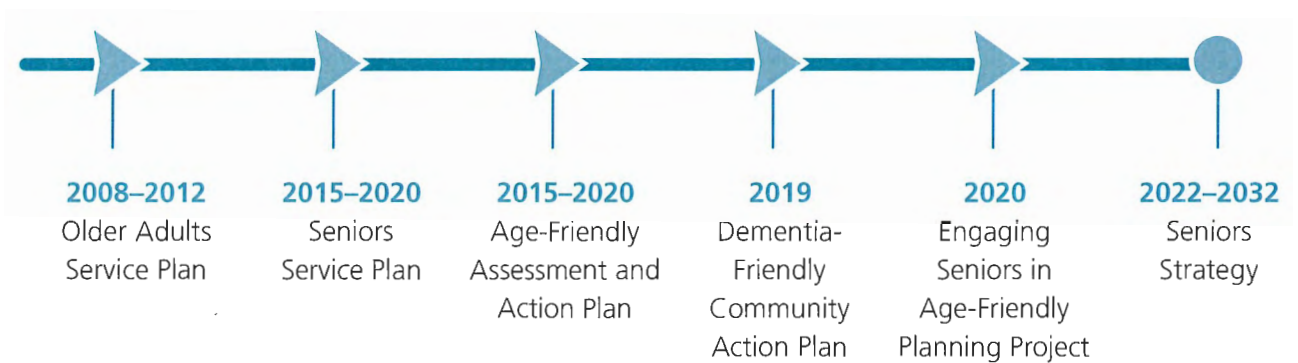
The *City of Richmond Seniors Strategy 2022–2032 (Seniors Strategy)* outlines the City’s priority strategic actions related to seniors over the next 10 years. Seniors are the fastest growing demographic in Richmond and are living longer, healthier lives than ever in history. By 2036, almost 40% of Richmond’s population is expected to be 55 years or older. The *Seniors Strategy* is a collaborative and action-oriented framework intended to guide the City and stakeholders in supporting seniors in Richmond to age well. The strategy is the result of a solid foundation of structures, supports and ongoing collaboration and commitment provided by the many seniors-serving stakeholders in Richmond.

The *Seniors Strategy* builds on the success and learnings of previous strategies and plans, and information gathered through an analysis of trends and needs in the community. Through extensive community consultation and the guidance of a Seniors Strategy Stakeholder Advisory Committee, the *Seniors Strategy* aims to achieve the vision that “seniors living in Richmond are safe, respected, healthy and engaged in their communities.”

Background

The City of Richmond is committed to addressing the needs of the growing population of seniors by building upon a solid foundation of structures and supports that enable and empower seniors to be healthy, active and connected to their communities. This includes continuing to focus on a variety of innovative, accessible and inclusive program and service delivery options available to seniors in Richmond through collaborative partnerships and shared responsibility for creating a community that enables residents to age well. The City has successfully adopted and implemented several plans and strategies to support seniors in Richmond. A brief history of strategic planning for seniors milestones is described below and presented in Figure 1.

Figure 1: History of Strategic Planning for Seniors in Richmond



In 2008, City Council adopted the *2008–2012 Older Adults Service Plan* to address the service needs of those aged 55+ years, an important and growing demographic. The *Service Plan* aimed to ensure that effective, meaningful and appropriate programs, services and opportunities were provided for seniors in Richmond. The development of the *Service Plan* provided an important framework to meet the needs of seniors in Richmond.

In 2015, Council adopted an updated *2015–2020 Seniors Service Plan* that built upon the achievements and learnings of the previous *Service Plan* with new research, a review of emerging practices and extensive community consultation. The vision of the updated *Service Plan* was, “for the City of Richmond to be a nurturing, connected community that promotes healthy and active aging.” In the same year, the *2015–2020 Age-Friendly Assessment and Action Plan for Richmond* was adopted by City Council with a vision, “for Richmond to be the best place to age, at all stages, for all residents.” The intent of the *Action Plan* was to complement the *Service Plan* and guide the City’s efforts to further develop age-friendly policies and programs in Richmond. Age-friendly policies focus on the social and physical environments within the community that promote healthy aging by adapting services and structures to ensure accessibility and inclusion for all residents. The City received Age-Friendly BC Recognition in 2015 from the B.C. Ministry of Health for fulfilling the actions outlined in the *Action Plan* and for its ongoing commitment to make Richmond age-friendly. Other age-friendly initiatives include the creation of the *2019 Dementia-Friendly Community Action Plan*, which is ongoing and the *Engaging Seniors in Age-Friendly Planning* project, completed in 2020.

The previous plans have been integral in guiding the City’s work and in building a solid foundation for seniors to remain healthy, active and connected to the community. The *Seniors Strategy* builds upon the achievements and learnings of previous plans and applies a broader focus to guide City and community stakeholder planning, policy development and program and service provision using a collaborative, systems-based approach to best support seniors in Richmond over the next 10 years.





Stakeholder Roles and Responsibilities

The City is not able to achieve the aims of the *Seniors Strategy* alone; collective action among stakeholders is essential. The *Seniors Strategy* outlines a collaborative and action-oriented approach for the City and local community-based organizations to align in achieving the desired outcomes for seniors in Richmond. There are a number of formal and informal structures already in place to support this work. The roles of the City, senior levels of government, and community-based stakeholders are summarized below.

The Government of Canada

The Government of Canada plays a role in providing a number of supports to ensure seniors stay healthy and well. Services for seniors that fall under the jurisdiction of the federal government include: elder abuse prevention, financial supports and benefits, health care funding, safety, financial literacy, Veteran programs and services, and fraud prevention. The federal government also facilitates funding programs including the New Horizons for Seniors Program that organizations can access to deliver local programs and services for seniors in the community. In 2019, a Minister of Seniors was appointed to help the federal government better understand and make informed decisions to support the needs of Canadian seniors. The Minister of Seniors also supports other government ministries with federal initiatives that impact and provide Canadian seniors greater security and a better quality of life.



The Province of B.C.

The provincial government supports seniors and their families to plan and live healthy and active lives as they age through the provision of programs and resources on topics including: health and safety, caregiving, financial and legal matters, transportation, housing, and home and community care. The provincial Office of the Seniors Advocate monitors services and issues in B.C. and makes recommendations to the Province to address systemic issues for seniors related to: health care, housing, income supports, personal supports and transportation.

City of Richmond

Local governments are uniquely positioned to support the needs specific to seniors living within the city's boundaries. The City of Richmond works in partnership with senior levels of government and community-based organizations to ensure that programs and services support seniors to stay healthy and active in the community. The City also allocates resources to support work that addresses the specific needs in the community by:

- Developing, monitoring and evaluating the implementation of strategies and plans to align Richmond's priorities related to supporting seniors;
- Creating and updating policies that address the needs of seniors in Richmond;

- Researching and analyzing data to determine trends, needs and potential gaps in services;
- Providing City-owned community facilities that provide programs and services for seniors, including a dedicated Seniors Centre at Minoru Centre for Active Living;
- Providing dedicated staff resources to support seniors initiatives;
- Leading initiatives that support seniors and their families;
- Representing Richmond at community tables and on regional committees relating to the needs and issues of seniors;
- Securing grants and funding from senior levels of government to further initiatives and projects that benefit seniors in Richmond; and
- Designing and delivering programs and services for the 55+ population in areas such as aquatics and the arts.

Community Associations and Societies

The City works with community associations and societies to design and deliver recreation, sport, skating and arts, cultural and heritage programs, services and events that best meet the community's needs. The following eight community associations and societies employ Seniors Coordinators or other designated staff dedicated to the delivery of programs and services for seniors:

- Cambie Community Association
- City Centre Community Association
- Hamilton Community Association
- Minoru Seniors Society
- South Arm Community Association
- Steveston Community Society
- Thompson Community Association
- West Richmond Community Association

Community Service Organizations

Non-profit community service organizations provide valuable services to seniors living in Richmond and are well positioned to identify barriers to participation, participate in joint planning initiatives and advocate on behalf of seniors in Richmond. These organizations deliver services that support the diverse needs of seniors. Examples include the following:

- Dementia support services
- Transportation
- Support groups
- Friendly visiting
- Information and referral
- Peer counselling
- Grocery shopping and meal delivery
- Prescription pick up
- Caregiver support
- Technology programs
- Crisis counselling
- Advocacy and outreach
- Translation and interpretation
- New immigrant support services

Vancouver Coastal Health

Vancouver Coastal Health (VCH) provides health care services through a network of hospitals, primary care clinics, community health centres and residential care homes. In Richmond, VCH delivers programs and services for seniors through Home and Community Care, Primary Health Care and Community Mental Health. VCH provides a range of support options designed to help seniors with ongoing health conditions to remain in their homes and to be as independent as possible. Home and Community Care programs and services available to seniors include:

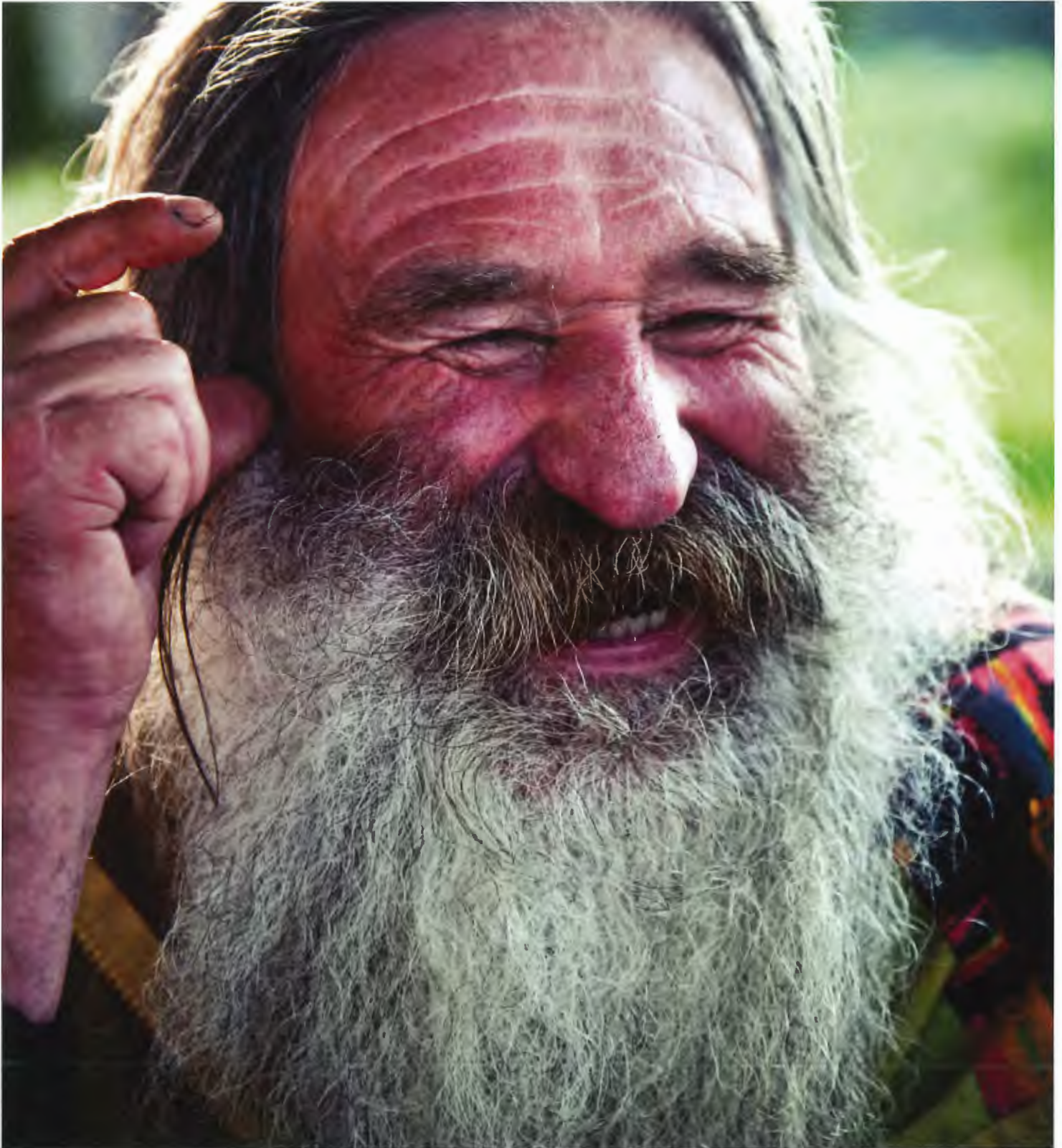
- Adult day care
- Assisted living and long-term care
- Caregiver support
- Mental health
- Nutrition
- Home care and support
- Dieticians
- Home medical equipment
- Palliative care

Alignment with other City Strategies

Richmond City Council has adopted a number of strategies and plans that have one or more strategic actions or outcomes that are specifically focused on supporting the aging population in Richmond. The strategic directions and actions outlined in the *Seniors Strategy* build upon and align with currently adopted strategies and do not duplicate the focus or actions contained within these strategies. The City strategies and plans listed below further support seniors in Richmond and are summarized in Appendix A:

- Official Community Plan: 2041 OCP - Moving Towards Sustainability;
- 2022 Parks and Open Space Strategy
- Social Development Strategy 2013–2022;
- Affordable Housing Strategy 2017–2027;
- Community Wellness Strategy 2018–2023;
- Volunteer Management Strategy 2018–2021;
- ArtWorks Richmond Arts Strategy 2019–2024;
- Recreation and Sport Strategy 2019–2024;
- Cultural Harmony Plan 2019–2029; and
- 2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond.





Developing the Strategic Directions and Actions

Seniors Strategy Stakeholder Advisory Committee

The *Seniors Strategy* was developed through extensive consultation and research. A Seniors Strategy Stakeholder Advisory Committee was created to provide advice and guide the development of the *Seniors Strategy*. The Committee helped to establish the vision and a set of guiding principles to focus decisions and inform the overall strategy development.

Vision

The vision for the *Seniors Strategy* is that:

Seniors living in Richmond are safe, respected, healthy and engaged in their communities.

Guiding Principles

Five guiding principles were developed by the Seniors Strategy Stakeholder Advisory Committee and approved by City Council to help shape the development of the *Seniors Strategy* and to guide implementation and evaluation.

Principles include:

- Complement City and seniors-serving organizations' strategies, plans, and practices that address the needs of the 55+ years population to keep seniors active, healthy, feeling safe, and connected to their communities.
- Develop actions that are culturally appropriate, promote accessibility and inclusion, and reflect the unique diversity of seniors aged 55+ years.
- Promote and facilitate active engagement of a diverse cross-section of seniors aged 55+ years and seniors-serving organizations in the design, implementation and evaluation of the *Seniors Strategy*, allowing for ongoing and accessible opportunities for feedback.
- Ensure ongoing, collaborative cross-sector partnerships in the creation, implementation, evaluation, and accountability of the *Seniors Strategy*.
- Develop actions that are based on research and best practices, realistic and achievable, and measurable in the context of available resources and are responsive to current and future needs and demographic trends.

Committee Membership

Committee members included representatives from the following organizations:

- City of Richmond
- Richmond Addiction Services Society
- Richmond Cares, Richmond Gives
- Richmond Centre for Disability
- Richmond Multicultural Community Services
- Richmond Public Library
- Richmond Seniors Advisory Committee
- S.U.C.C.E.S.S
- Vancouver Coastal Health

Needs Analysis

A needs analysis was conducted to inform the development of the strategic directions and actions outlined in the *Seniors Strategy*. Information was gathered from multiple sources including:

- Progress made on previous seniors plans;
- Analysis of trends and demographics related to seniors in Richmond;
- A literature and best practices review;
- Key stakeholder consultation; and
- Focus groups with seniors in the community.

Progress made on Previous Seniors Plans

An evaluation of the progress and achievements towards the *2015–2020 Seniors Service Plan* and the *2015–2020 Age-Friendly Assessment and Action Plan* was conducted to determine the initiatives that were most effective and where there were any gaps or areas of improvement. These initiatives were identified as strengths to build on and areas of improvement for the *Seniors Strategy*. Progress reports on each of the previous plans were prepared regularly and are published on the City website at www.richmond.ca/seniors.



Analysis of Trends and Demographics Related to Seniors

Demographic data was gathered from a number of sources including Statistics Canada; the VCH My Health, My Community report and the BC Community Health Profile. The demographic profile provides information on trends regarding the seniors population and the neighbourhoods within the city that seniors reside in. This analysis also provides trends and information on income and living status, language and ethnicity, health status and behaviours and vulnerability of seniors.

Literature and Best Practices Review

A review and thematic analysis of literature published after 2012 related to seniors, age-friendly communities, and evaluation of services was conducted to identify considerations for topic areas and strategic design of the *Seniors Strategy*. In addition, a best practices review was conducted to better understand different practices and approaches related to the development, implementation, and evaluation of plans and strategies related to seniors. This review included an analysis of 23 relevant seniors-focused strategies endorsed by municipal governments, provincial governments and international jurisdictions. A thematic analysis of the outcomes, strategic directions and actions within these strategies was also conducted.

To gather more detailed information about the lessons learned from developing and implementing seniors strategies, telephone interviews were conducted with representatives from the following seven municipal governments and community organizations within the Lower Mainland. Questions focused on success factors, challenges and areas for improvement.

- City of Coquitlam
- City of North Vancouver
- City of Surrey
- City of Vancouver
- District of West Vancouver
- Lionsview Seniors Planning Society, North Vancouver
- Silver Harbour Centre, North Vancouver

Key Stakeholder Consultation

Extensive consultation was conducted with key stakeholders representing a variety of organizations and with individual seniors in the community.

The consultation consisted of:

- Telephone interviews with 33 individuals representing community and health service organizations including seniors;
- Six focus groups with community members aged 45 and older;
- One meeting with presidents of community association and society boards; and
- One meeting with members of the Richmond Intercultural Advisory Committee

Several stakeholder groups participated in City-led discussions and also hosted telephone interviews with their program participants using a telephone interview guide, created to gather information on the delivery of programs and services in Richmond. A total of 57 online and paper-based surveys with seniors were completed.

Questions focused on:

- Strengths and potential gaps related to seniors services and programs in Richmond;
- Potential strategic directions and outcomes to include in the *Seniors Strategy*; and
- Resources and partnerships necessary for implementation, sustainability and evaluation of the *Seniors Strategy*.

Stakeholders included representatives from:

- Alzheimer Society of British Columbia
- BC Housing
- Cambie Community Association
- Chimo Community Services
- City Centre Community Association
- City of Richmond
- Family Services of Greater Vancouver
- Hamilton Community Association
- Metro Vancouver Housing Services
- Minoru Seniors Society
- Richmond Addiction Services Society
- Richmond Age-Friendly Neighbourhood Group

- Richmond Cares, Richmond Gives
- Richmond Centre for Disability
- Richmond Chinese Community Society
- Richmond Division of Family Practice
- Richmond Food Bank Society
- Richmond Intercultural Advisory Committee
- Richmond Multicultural Community Services
- Richmond Public Library
- Richmond RCMP
- Richmond Seniors Advisory Committee
- South Arm Community Association
- Steveston Community Society
- Thompson Community Association
- Vancouver Coastal Health
- West Richmond Community Association



Key Findings and Themes

The needs analysis highlighted a number of key findings about demographics and trends related to Richmond seniors and focused on the strengths and potential gaps in the delivery of seniors-related services. The findings created the foundation for development of the *Seniors Strategy* strategic directions and actions.

Demographics and Trends of Seniors in Richmond

Demographic Profile

Seniors are the fastest growing age demographic globally and are living longer and experiencing better health than previous generations. Currently, 32% (63,630) of Richmond's population are seniors and by 2036, this number is projected to increase to 39% (106,295) (Table 1). Of the current seniors population, 54% are female and 46% are male (Figure 2). The life expectancy of seniors living in Richmond is 85.7 years, which is 3.6% longer than the average life expectancy of 82.6 years for BC and more than four years longer than the national average of 81.1 years.⁸

In terms of chronological age, almost half (47%) of seniors in Richmond, or 29,985 individuals, are aged 55 to 64 years, followed by 31% or 19,580 in the 65 to 74 age category; 16% or 10,000 in the 75 to 84 age category and 6% or 4,065 are 85 years or older (Figure 3). This finding demonstrates the broad age range of seniors living in Richmond.⁹

Among the planning areas in Richmond that vary in size and population, the greatest percentage of seniors live in the City Centre neighbourhood (27%), followed by Steveston (14%), Broadmoor (12%) and Blundell (10%).¹⁰ As highlighted in Figure 4, the remaining planning areas each house less than 10% of the overall senior's population in Richmond.

Table 1: Current and projected population in Richmond aged 55+

Year	Number of Seniors	% of population
Current (2021)	63,630	32%
Projected (2036)	106,295	39%

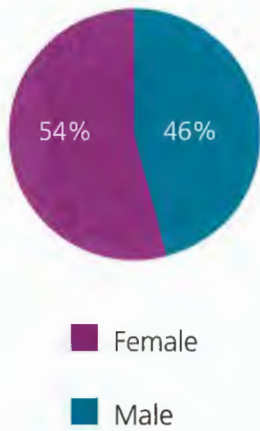
Source: Statistics Canada Semi-custom order, 2016 Census/City of Richmond's Seniors' Vulnerability Report, 2020.

8 B.C. Community Health Data. B.C. Centre for Disease Control, 2019.; Semi-custom order Census. Statistics Canada, 2016.; Seniors Vulnerability Report. City of Richmond, 2020.

9 Semi-custom order Census. Statistics Canada, 2016.; Seniors Vulnerability Report. City of Richmond, 2020.

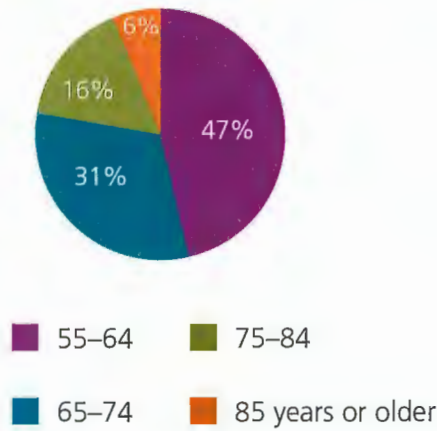
10 Semi-custom order Census. Statistics Canada, 2016.; Seniors Vulnerability Report. City of Richmond, 2020.

Figure 2: Seniors living in Richmond by sex, 2016 (n = 63,630)



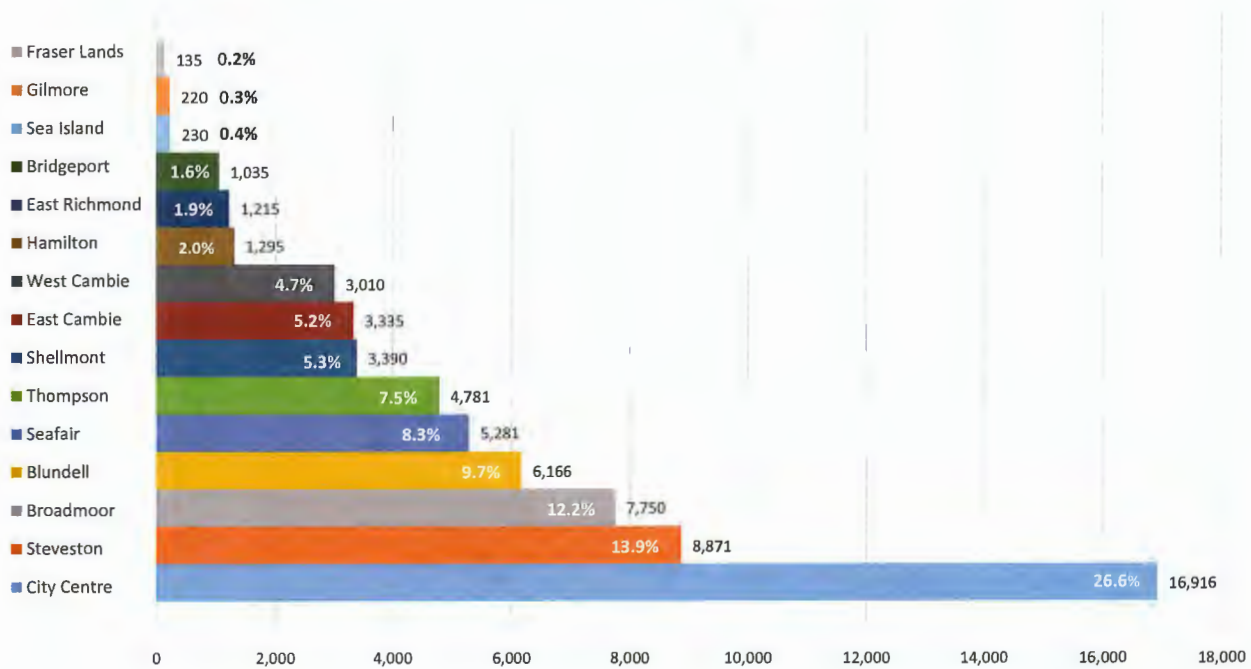
Source: BCCDC, BC Community Health Data, 2019

Figure 3: Seniors living in Richmond by age, 2016 (n = 63,630)



Source: Statistics Canada Semi-custom order, 2016 Census/City of Richmond Seniors Vulnerability Report, 2020.

Figure 4: Seniors living in Richmond by planning area (n = 63,630)



Source: Statistics Canada Semi-custom order, 2016 Census/City of Richmond Seniors Vulnerability Report, 2020 (percentages rounded to one decimal point).

Income and Living Status

When looking at the income status of the seniors' population, it is important to note the wide range of economic diversity and employment stages of those living within such a broad, 50-year age span (i.e. 55-105 years). At the younger end of the age span individuals may be employed and earning income, and may have accumulated wealth and assets while others may have retired and are on fixed incomes. Individual circumstances differ and some seniors who have fixed incomes may find it difficult to meet the rising costs of living.

The 2018 BC Seniors Poverty Report Card indicates that 20.3% of Richmond seniors are living in poverty,¹¹ which is comparable to other age demographics in Richmond. This information is based on tax-filer data from 2015 and represents the number of seniors (65+) living in Richmond who filed taxes in 2015 and reported household income below the Low-Income Measure after Tax (LIM-AT). The LIM-AT is limited in how it can be used to assess the overall level of poverty amongst seniors in Richmond, as it does not include total net worth (i.e. assets and savings) in its measurement. Community-based measures help to understand financial need based on information about access to services. One community-based measure of need is participation in meal and food bank programs. In 2020, 352 more seniors (aged 65+) accessed the Richmond Food Bank than in 2019, with use increasing from 570 (in 2019) to 922 (in 2020). In 2020, seniors aged 65+ accounted for 17.3% of all individuals supported through the Richmond Food Bank.

One factor that increases seniors' risk of poverty, is living alone. Seniors living alone are four times more likely to be at risk of poverty,¹² typically have smaller social networks, are more vulnerable to social isolation and lack emotional well-being due to potentially limited interpersonal interactions.¹³ Of the seniors reported to be living in poverty according to LIM-AT data, 26.8% live alone.

The City's Recreation Fee Subsidy program (RFSP) helps people of all ages living in Richmond, who are experiencing financial hardship participate in many registered and drop-in parks, recreation and cultural programs offered by the City and community associations and societies. Between September 1, 2019 and August 31, 2020, 371 seniors participated in the RFSP (see Table 2).

Table 2: City of Richmond Recreation Fee Subsidy Program participation

September 1, 2019 – August 31, 2020

Child (0-12)	Youth (13-18)	Adult (19-54)	Senior (55+)	Total
312	100	458	371	1,241

¹¹ B.C. Seniors Poverty Report Card. United Way Lower Mainland & SPARC B.C., 2018

¹² A closer look at inequality and poverty among seniors. Canadian Centre on Policy Alternatives, 2017.

¹³ Semi-custom order Census. Statistics Canada, 2016.; Seniors Vulnerability Report. City of Richmond, 2020.

Language and Ethnicity

Language barriers can have implications on access to and participation in programs and services. Nineteen percent of seniors living in Richmond experience language barriers, meaning they do not have basic knowledge of English or French.¹⁴ In terms of ethnicity, approximately two-thirds (65%) of seniors living in Richmond are from racialized communities and 3% are recent immigrants who moved to Canada in the past five years. The City of Richmond has the highest percentage of immigrants in Canada. Just under 1% of the Richmond senior's population describe themselves as Indigenous.¹⁵

Health Status and Behaviours

The My Health, My Community Survey conducted in 2015, highlights key findings related to the health of seniors over the age of 65 living in Richmond. This information is useful as it informs program development and focus. Of the seniors surveyed, three-quarters (75%) reported a strong sense of community belonging and 44% indicated they have four or more people to confide in. A third (33%) of seniors surveyed reported their health as 'excellent' or 'very good' and 48% of seniors reported their mental health as 'excellent' or 'very good.' These are strong indicators of community belonging and also indicate an opportunity to strengthen and support overall reports of health and mental health.

Over half (55%) of seniors surveyed report engaging in two or more hours of screen time daily and under half (42%) engage in the recommended 150 minutes or more of moderate to vigorous physical activity per week. Many seniors remain healthy and independent in the community as they age, with 81% living with no chronic health conditions and just 4% living in long-term care facilities.¹⁶ Even with low rates of chronic health conditions and many seniors living independently or supported by families and caregivers in the community, there is an opportunity to increase physical activity participation rates and continue to promote healthy, active aging.

Vulnerability of Seniors

According to the Seniors Vulnerability Report published by the United Way of Lower Mainland in 2020, there are multiple factors that are associated with socio-economic vulnerabilities in seniors. The indicators of vulnerability in the seniors population include:

- Low income;
- Women aged 85+;
- Living alone;
- Low levels of education;

¹⁴ Semi-custom order Census. Statistics Canada, 2016.; Seniors Vulnerability Report. City of Richmond, 2020.

¹⁵ Semi-custom order Census. Statistics Canada, 2016.; Seniors Vulnerability Report. City of Richmond, 2020.

¹⁶ My Health, My Community Survey. Vancouver Coastal Health, 2014.

- Language barriers;
- Recent immigrants; and
- Living in vulnerable housing.

The City Centre area is identified as the neighbourhood in Richmond with the highest number of vulnerability indicators among seniors; 27% of Richmond's seniors live in this neighbourhood.¹⁷

Emerging Themes

The needs analysis revealed seven themes that were highlighted in the demographic profile, literature review and stakeholder engagement. These themes informed the development of the strategic directions and actions outlined in the strategy framework. Overall, findings consistently indicated that the City of Richmond is seen as a leader in the delivery of services for seniors and there are many current practices that remain relevant and important to focus on over the next 10 years. One of the most significant strengths is the robust social infrastructure in place in the community to support service delivery in collaboration with a strong network of stakeholders who are committed and passionate about meeting the needs of seniors. In addition, it is clear that seniors living in Richmond value and care deeply about their community. While the findings from the needs analysis revealed many strengths related to the delivery of seniors-related programs and services, it also highlighted some gaps that impact seniors living in Richmond and potential opportunities to address them. The following themes emerged from the needs analysis and are discussed below in relation to the strengths, gaps and opportunities that were noted through the various components of this analysis:

1. Meeting the needs of a diverse population of seniors;
2. Reducing barriers to participation by seniors;
3. Supporting seniors to successfully age in place;
4. Age-friendly design and built environments;
5. Infrastructure and resources for a growing seniors population;
6. Addressing existing stereotypes and ageism;
7. Awareness of programs and services available to seniors.

¹⁷ Seniors Vulnerability Report. United Way of Lower Mainland, 2020.

Meeting the Needs of a Diverse Population of Seniors

It is important to highlight that while seniors are often referred to as a homogeneous population group, they are not. In reality, the seniors population is incredibly diverse and heterogeneous. In Richmond, the term seniors is used to describe adults aged 55 years and older, which encompasses several life stages and ages. Aging is a lifelong process and is only partially associated with chronological age. Some seniors remain independent and physically and mentally engaged throughout their lifespan while others do not, due to chronic health conditions or physical or cognitive challenges which increases the complexity of an individual's needs as they age. While the term diversity is typically associated with diversity of culture and ethnicity, it is also important to note that diversity extends beyond this and encompasses many characteristics. This includes diversity of income, physical and cognitive ability and gender, as examples that need to be considered to ensure programming is inclusive and accessible to all seniors.

Diversity in the context of the *Seniors Strategy*, refers to the representation, recognition and celebration of individuals who possess a combination of visible and invisible differences, and lived experiences that shape their view of the world, perspective and approach. Each individual may possess a number of different attributes that intersect and overlap to create a unique lived experience, leading to a diversity of thought within a given group. Such differences include, but are not limited to the following:

- (Dis)ability
- Gender
- Ethnicity
- Physical appearance
- Socio-economic position
- Religious beliefs
- Educational background
- Age
- Sexual orientation

Strengths

Many stakeholders highlighted the varied and innovative services offered through City facilities and community organizations as a strength of the city. Services are viewed as accessible, welcoming, affordable, inclusive, culturally appropriate and provide an opportunity for people to connect with others. Service providers work hard to offer a variety of services that address the needs of diverse groups of seniors including those with varying physical and cognitive abilities and those from diverse social, economic, ethnic and cultural backgrounds, LGBTQ2S+ communities and those who are new to Canada. As noted in the demographic profile, Richmond has

the highest percentage of immigrants in Canada, with two-thirds of seniors from racialized communities, which adds to the vibrancy and richness within its residents. As a result, a wide variety of cultural traditions of residents including music, food and holidays are celebrated and incorporated into programming throughout the year.

The City's *Cultural Harmony Plan* aims to identify innovative and collaborative approaches to strengthen intercultural connections among Richmond residents, remove barriers to participation and provide City programs and services that address the needs of the city's diverse population. The City also hosts an annual Diversity Symposium for professionals, volunteers and community members interested in learning, sharing and advancing equity, diversity, and inclusion in their communities. Those who work and volunteer with seniors can attend education sessions, training opportunities and conferences that cover many seniors-related topics and educate them of any current trends and research impacting the seniors population.

Gaps and Challenges

Although the City and stakeholders are working hard to meet the needs of seniors, there remains a challenge in meeting the needs of a large diverse group expanding over 50 years of age, from 55 to 105+ years, who are at varying stages in their lives physically, mentally and socially.

Stakeholder engagement revealed that many individuals aged 55 to 65 years did not identify themselves with the term "senior." These individuals indicated a preference for participating in programs and services offered through the City and community associations and societies that are developed and marketed for "adults," a term generally referring to individuals aged 18 to 54 years. As a result, there is an opportunity to do further investigation to understand the needs of this age cohort and how to best serve their needs.

The philosophy, which is integrated into program and service delivery, of planning with seniors and not for them was highlighted in the literature. Implementation of this philosophy has been a challenge for many. There is a wealth of experience, skills and knowledge amongst the seniors population that should not be overlooked. While this is common practice for many organizations, opportunities to expand on this are noted as an area to further explore. Stakeholders also commented that diversity in language and culture is an important consideration, but many times overlooked, as seniors living in Richmond reflect a myriad of cultures and speak a variety of languages.

It is important to note that at the time the *Seniors Strategy* is being developed, the COVID-19 pandemic is actively impacting the community. The pandemic has had a significant impact on the delivery of programs and services. The full extent and

duration of the impact on seniors in the community is not yet known. In response to the pandemic, stakeholders experienced an increased need for virtual and phone-in programs due to public health restrictions on gathering. This highlighted challenges with isolated seniors, gaps in access and knowledge related to technology, and varying levels of concern around participation with restrictions.

Opportunities

The diversity within the seniors population presents opportunities for enhanced community vibrancy and engagement through increased sharing of perspectives from a variety of seniors with long life experiences. There is an opportunity to engage and connect with seniors and use their wealth of experience, skills and knowledge in the design, implementation and evaluation of services for seniors. Examples include participation in intergenerational programs, on various advisory committees and through paid and volunteer positions that benefit the community.

There is an opportunity to evaluate the terms and labels used to describe programs and services developed for the 55+ population. Meeting diverse needs can also be achieved by reaching out to seniors who are not engaged or connected in the community. It is important to ensure communication is culturally relevant, translated where appropriate, and programs, services and amenities are culturally appropriate, safe and inclusive.



Reducing Barriers to Participation by Seniors

Along with addressing the diversity of the seniors population, it is important to address the numerous barriers that exist that may prevent some seniors from participating and engaging fully with their communities. Seniors, like any other group of people, have different lived experiences based on a number of factors such as socio-economic status, language, culture, health, social relationships, access to resources and supports, and other life events that may influence their ability to participate in services. As seniors age, these barriers can be more pronounced and build on one another making participation in services difficult. Understanding these influences and experiences ensures that services meet the needs of seniors.

Strengths

A strength identified in the needs analysis was the existing partnerships and collaboration between service providers to help support seniors facing barriers, especially those with low income, physical mobility challenges and cognitive limitations. Service providers work together to refer seniors to other organizations or provide on-site one-on-one virtual and in-person support to access a variety of services such as financial benefits, legal and dental clinics, free blood pressure checks at city-wide wellness clinics and affordable housing navigation.

Stakeholders noted that programs in Richmond are developed intentionally to remove barriers that often prevent seniors from participating, including specialized outreach programs offered across the city, communication methods offered in other languages and enhancing accessibility for those with limited mobility or cognitive challenges. The creation of the City Council adopted *Dementia-Friendly Community Action Plan for Richmond* is also an example of a strength that meets the needs of those experiencing cognitive decline through the implementation of a number of actions to ensure seniors with dementia are included, supported, valued and continue to be active and engaged with their community.

Gaps and Challenges

The needs of vulnerable and potentially isolated seniors are highlighted even more now than in the past. It is important to continue to reach and connect seniors through targeted outreach and collaborative initiatives, particularly with VCH and other community health organizations. Stakeholders acknowledged that accessing and connecting with isolated seniors is a challenge in Richmond and is seen as a gap in both the delivery and design of services, programs and amenities.

Opportunities

In order to successfully meet the needs of an aging population, identifying, addressing and removing barriers that may impact the ability of seniors to fully participate and engage in their communities is of the utmost importance.

Stakeholders identified the need to consider regularly removing the barriers when delivering services and programs for seniors especially when implementing the actions outlined in the *Seniors Strategy*. One example of a potential initiative, suggested during stakeholder engagement, is to develop a standard process or checklist to ensure needs and barriers to participation are addressed when developing seniors programs and other initiatives. These program elements may vary depending on resources, the neighbourhood in which the program is delivered, and other unique needs of the seniors participating.

Supporting Seniors to Successfully Age in Place

Remaining at home in the community for as long as possible and avoiding an unnecessary move into long-term care facilities remains the number one choice for many seniors. The impacts of the COVID-19 pandemic on those living in long-term care, including the number of deaths reported and the high rate of spread of the virus, has strengthened this desire to remain in their own homes. There are many benefits to aging in place for seniors in addition to having the ability to remain healthy, active and independent in the community. Those who remain at home may feel a greater level of control over their personal lives which can lead to higher levels of happiness, fulfillment and personal satisfaction. Seniors who age in place also enjoy improved quality of life and sense of well-being, familiarity and comfort, and the avoidance of unnecessary or undesired change and stressors.¹⁸

Strengths

Richmond has many strengths in supporting seniors to remain in their homes for as long as possible. City Council adopted an *Affordable Housing Strategy*, addressing the affordable housing needs of Richmond residents and focusing on supporting vulnerable populations through increased development of supportive housing, non-market rental housing, and low-end market rental units. The strategy identifies low and moderate-income seniors as one of five priority groups for City involvement in affordable housing.

Many informal partnerships exist between service providers and housing providers representing buildings with high concentrations of seniors in Richmond. Provision and dissemination of information is shared among the partners about programs, services and resources available to support seniors to remain healthy, independent and safe in their homes. Examples of information provided include health supports,

¹⁸ Age-Friendly Communities. Government of Canada, 2021.

flu and vaccine clinics, low-income supports, including free dental care clinics and information on how to deliver programs and workshops on-site in their own buildings.

Community service organizations and the City work closely together to develop, provide and disseminate information on services and resources available. Examples include educational workshops, assistance with navigation of housing databases and health services, and completion of seniors-related forms and applications. The City with associations and societies host monthly Wellness Clinics at eight locations in Richmond, providing opportunities for seniors to learn about programs and services, access free and low cost health services and connect with their peers socially.

Gaps and Challenges

Despite a number of impactful projects and policies developed to support seniors to age in place, gaps and challenges remain. The aging population has increased the demand for affordable housing options for seniors, especially affordable rental units for low-income seniors. In September 2021, almost half (522) of the 1,085 Richmond households waiting for affordable housing units managed by BC Housing, were seniors.¹⁹ Shelter Aid for Elderly Renters (SAFER) supplied 1,057 seniors in the private market a rent supplement in September 2021.

Although many options exist, seniors are challenged with understanding and accessing all of the options and supports available that may allow them to age in place longer. For example, those who may need home support or home care options in order to remain at home may find it overwhelming to navigate or access this information. Another concern identified was that, while many seniors do not want to leave their homes, they are challenged with being able to manage the ongoing maintenance, repairs or renovations needed to allow them to continue to live safely in their homes as they age. Challenges also noted by seniors and stakeholders included both affordability and knowledge of suitable and credible service providers.

Extreme weather events have also highlighted the need to support vulnerable and at-risk seniors living in the community. Those at-risk include seniors with underlying chronic conditions and who are socially isolated, residing in poor living conditions or are homebound. If not adequately supported, seniors are at great risk of adverse effects due to extreme weather events.

¹⁹ Rental Market Trend. BC Housing, 2021.

Opportunities

Many opportunities exist to support seniors to successfully age in place through increased social connections in neighbourhoods, resilience building and emergency preparedness initiatives that address extreme health and weather events. The City has existing relationships and collaborations with many multi-unit residential buildings with high concentrations of seniors. These relationships could be leveraged to pilot successful and emerging practices including Building Resilient Streets/Neighbourhoods and Hey Neighbour Collective initiatives. Building Resilient Streets/Neighbourhood's *Connect and Prepare* program, for example, is a successful approach to building preparedness by strengthening social connections between neighbours through facilitated presentations, interactive games, and friendly discussions that allow neighbours to get to know each other, learn about acute emergencies and chronic stresses, identify assets and priorities, and implement shared preparedness projects.²⁰ Hey Neighbour is a resident-led initiative aimed at increasing social connectedness, neighbourliness, and resilience in multi-unit buildings through design improvements and social programming. Other goals of this Hey Neighbour initiative include increasing a sense of community amongst residents within their buildings and decreasing frequency and intensity of loneliness among residents.²¹

Opportunities also exist in the community to help seniors access the necessary information about programs and services that allow them to transition through the continuum of housing or to remain at home with home care and support services and/or referrals to reputable and affordable housing maintenance, repair or renovation businesses. There are also opportunities to build upon and expand successful programs and services already offered in the community, such as monthly Wellness Clinics delivered by the community associations and societies.

Age-Friendly Design and Built Environments

Age-friendly cities consider the needs of seniors with regard to outdoor spaces and buildings, transportation, housing, social participation, respect and social inclusion, civic participation and employment, communication and information, community support and health services. Age-friendly infrastructure impacts life satisfaction and overall health of seniors and the entire community. Transportation for seniors needs to be available, affordable, safe and comfortable in order to connect them to their destinations. The importance of the design and availability of transit stops, walkability, spots for parking and transportation education was also highlighted.

²⁰ The Connect and Prepare Program. Building Resilient Neighbourhoods, 2021.

²¹ Hey Neighbour. City of Vancouver, 2020.



Strengths

There is a growing awareness among all levels of government and service providers about the importance of age-friendly environments and the positive impact this environment has on the health of its residents. Richmond received Age-Friendly BC Recognition in 2015 by the Province of B.C. for the completion of the *2015–2020 Age-Friendly Assessment and Action Plan* and an ongoing commitment to make Richmond age-friendly. Many initiatives were completed from the *Action Plan* and the City continues to work with stakeholders to address age-friendly needs particularly in the areas of transportation, housing and outdoor spaces.

The City also created a framework through a UBCM funded project, *Engaging Seniors in Age-Friendly Planning*, to guide the engagement of seniors in future planning in Richmond to support seniors to age in place. Through participation in a series of specifically tailored meetings with a group of diverse seniors, the framework gives seniors the tools to identify age-friendly barriers and supports in their neighbourhoods. Participation in this project increased opportunities for social connections among seniors and their neighbours and engagement between the City and seniors in Richmond.

The Richmond Seniors Advisory Committee (RSAC) provides advice to City Council on issues that impact seniors. The RSAC includes a transportation sub-committee that has successfully advocated for many age-friendly changes to existing transportation

services to support seniors in Richmond including improvements to and accessibility of bus stops, crosswalks, signage and parking. The sub-committee also relays suggestions from seniors in the community to TransLink and HandyDART services.

The City's Enhanced Accessibility Design Guidelines and Accessible Events Checklist are initiatives that help to support an age-friendly city through furthering accessible and barrier-free design in City buildings and at City events. The guidelines assist City staff with incorporating accessibility features in City-owned or City-leased facilities that go beyond the requirements of the B.C. Building Code and enhance barrier-free access for all members of the community. The Accessible Events Checklist supports the development of City events that are accessible, welcoming and inclusive for all community members.

Gaps and Challenges

While the City has many policies and practices in place that utilize an age-friendly lens, there are opportunities to expand efforts to make Richmond more age-friendly.

Many of Richmond's seniors remain healthy and independent in the community as they age with 81% living with no chronic health conditions and only 4% living in long-term care facilities. In an effort to preserve community wellness benefits and prevent the need for costly long-term care housing options for seniors, there remains a priority to support seniors independence in the community for as long as possible.

The impacts of COVID-19 also reinforce the need to address social isolation, loneliness and the mental health of seniors as a key priority in impacting seniors health and well-being. As City facilities and other community organizations temporarily suspended their in-person activities, the need for outdoor public spaces that facilitate informal social connections became even more prevalent.

Awareness of housing and transportation options in Richmond were identified in the literature and by stakeholders as a priority in supporting seniors to remain independent and healthy in the community for as long as possible. Appropriate and affordable housing remains a significant area of focus for seniors. Access to information and resources regarding supports for specific needs and transitions was highlighted in particular.

Opportunities

Together, outdoor spaces could be increasingly activated and social infrastructure put in place to provide additional opportunities for residents to connect safely with their neighbourhoods.

There is an opportunity to identify and centralize information related to housing options and supports available in Richmond. As seniors age, access to housing information will support independence and healthy and safe aging. This information includes resources for seniors who live in a single family home and are interested in learning more about options for supported care such as in-home health supports and levels of long-term care. Additional resources can include information on both market and non-market rental housing options and help with housing maintenance issues.

Expanding the learnings from the *Engaging Seniors in Age-Friendly Planning* project completed in the Seafair neighbourhood to other planning areas in Richmond would help to address challenges and opportunities in the areas of transportation, safety, housing options, and programs and services for seniors. When implemented, the framework would support seniors to age in place successfully through increased empowerment and confidence, by creating age-friendly ambassadors, social connections between seniors and their neighbours, and ongoing community engagement and dialogue between the City and seniors in Richmond.

Infrastructure and Resources for a Growing Seniors Population

Seniors currently represent 32% of the total population in Richmond with 63,630 people aged 55+ years. By 2036, 39% of the total population of Richmond, or 106,295 individuals, are projected to be 55 years or older. Life expectancy in Richmond continues to be the highest in Canada at 85.7 years compared to the national average of 81.1 years. As the population of seniors continues to grow and seniors are continuing to live independently in the community longer, it becomes even more important for resources and infrastructure to be in place to adequately support them. Dedicated infrastructure and supportive leadership in addition to human, material and financial resources are essential to adequately meet the needs of a growing seniors population.

Strengths

The needs analysis highlighted that a significant strength in Richmond is the existing foundation that supports the delivery of programs and services to seniors. Specifically, dedicated city-wide staff positions in seniors planning and wellness exist in Richmond that are just beginning to be established in other municipalities in B.C. and across Canada. Richmond is seen as a leader in B.C. with respect to its seniors-related initiatives and in developing plans and strategies to support seniors. In addition, there is strong leadership for seniors-related initiatives from the City, community associations and societies, community service organizations and VCH.



Richmond has eight active community centres across Richmond, as well as the Richmond Public Library, Richmond Cultural Centre, Minoru Centre for Active Living, Watermania, Minoru Arena, Richmond Ice Centre and Richmond Pitch n Putt Golf Course. A broad range of programs and services are offered for seniors at all of these facilities. Dedicated staff for seniors ensures programming is tailored to the specific needs in each community and builds trusting relationships between staff and patrons.

A group consisting of senior-serving staff from the City, community associations and societies and the Richmond Public Library, meet regularly to streamline program and service delivery, identify gaps and collaborate. There are also many community-based seniors serving organizations in Richmond delivering a variety of programs, services and initiatives individually and in partnership with the City and community associations and societies with a goal to help keep seniors healthy and active in the community.

The Seniors Centre at Minoru Centre for Active Living, which opened in 2019, represents a significant investment in the expansion of seniors services and sport and recreation services for the community and is designed to meet the needs of Richmond's growing seniors population. The Minoru Seniors Society, a senior-led non-profit organization works with the City to develop and deliver programs and services at this state of the art Seniors Centre. The City's RSAC is also a resource for seniors living in Richmond and an ongoing conduit for seniors to provide feedback to the City on issues and opportunities related to seniors.

Gaps and Challenges

While a strong foundation to support seniors exists in Richmond, many stakeholders voiced their concern that current services and infrastructure in Richmond may not be able to support the increasingly significant and growing number of diverse seniors in the future. While there are a variety of designated seniors spaces and dedicated staff positions in the community to support seniors, many organizations have limited resources. In addition, expanding appropriate spaces to accommodate seniors who attend programs and services would help support their participation and engagement in community activities.

Opportunities

There are many opportunities to build and expand on the strengths noted above in order to meet the needs of a growing population of seniors in Richmond. The need for dedicated resources to strategically plan for the growing population of seniors is timely and necessary. This includes leading and ensuring progress is made on priority outcomes that impact seniors, securing resources and grants to execute actions, and continuing to build on other successful initiatives. Participation in seniors-related external groups and committees is also important to strengthen collaboration and share information, research, trends and best practices from other municipalities and regions. There is an opportunity to further focus on professional development and training regarding the diverse needs of seniors for staff and volunteers with the City and in the community that work with seniors.

Additionally, there is an opportunity to further align the sharing of information and approaches to supporting seniors among the current network of seniors service providers. Increased sharing within this network of each organization's roles and responsibilities and where there are specialized areas of expertise that can be drawn on by the network will increase efficiencies and reduce the potential for duplication of efforts and resources.

Addressing Existing Stereotypes and Ageism

A lack of knowledge and understanding of the positive impacts of healthy aging can often lead to stereotypes, myths and misconceptions about the seniors population. When the community understands the benefits of healthy aging and the positive contributions seniors make, negative perceptions and stereotypes shift, increasing the respect and support for seniors in the community. The community is also encouraged and more willing to be engaged in initiatives and activities that support seniors. Providing seniors with ongoing accessible opportunities to provide feedback and contribute to their communities builds trust and ensures initiatives for seniors are developed in collaboration.

Strengths

The City, along with community associations and societies, continue to host the City's Annual Positive Aging Campaign on National Seniors Day (October 1); a yearly event showcasing positive images and messages of seniors in Richmond with a goal of reducing ageism and existing stereotypes. Many intergenerational activities and programs are offered that bring together seniors with others of all ages to help foster relationships between the generations and reduce misconceptions about aging. These programs build on the strengths that different generations have to offer, nurture understanding and mutual respect, and challenge ageism.

Another strength is the number of existing meaningful opportunities for seniors to contribute their knowledge, skills and experiences to the community through volunteer and paid opportunities in programming, boards and committees, special events and other initiatives. This active participation ensures seniors' voices are heard and influence decisions that impact seniors and the broader community.

Gaps and Challenges

Despite the work aimed to dispel stereotypes and misconceptions around the aging population, ageism remains prevalent. Training and educational opportunities are often directed to those who already work with and care for seniors, most of whom are knowledgeable about the population and hold positive perceptions. A gap in the engagement of the broader community, who could benefit from better knowledge and more positive perceptions of the aging population, was noted in stakeholder engagement. A lack of accessible training and educational opportunities for all ages is a gap that can be addressed to help reduce myths and stereotypes about seniors and aging.

Opportunities

There are opportunities to learn from best practices from countries that have a large seniors population. Japan, which has the world's oldest population, started to consciously and formally revise the perception of the image of seniors about 20 years ago, when the elderly population reached 22 million (18% of the population). According to 2018 data released by the government of Japan, there are 35.9 million citizens aged 65 or older in the country. The Japanese government is focusing on reforming national consciousness, working toward making a proactive and positive shift in how the elderly are perceived. The seniors population went from being viewed as a group of people whose abilities were declining, to a class of people who are active, healthy and financially secure like any other age group. Japan now has a *Respect for the Aged Day*.²²

22 'Fear ageism, not aging': How an ageist society is failing its elders. Hashimoto, Akiko, 2021.

There are opportunities to raise the awareness of healthy aging through training, public education campaigns and the use of positive images of seniors in marketing materials that promote events for all ages. Another opportunity is to build upon and expand existing activities that aim to combat ageism to reach all ages in the community. The City’s annual Positive Aging Campaign, for example, could expand to become a year-round initiative with a goal to raise awareness of the negative impact of ageism to a larger audience.

Building on existing networks to provide additional, accessible and ongoing methods for seniors to provide feedback and contribute meaningfully to the community was noted as an opportunity to demonstrate increased respect for seniors voices. Also identified, was the opportunity for intergenerational programs and collaboration to help increase knowledge and awareness of healthy aging and allow for ongoing dialogue and engagement between seniors and other generations.

Awareness of Programs and Services Available to Seniors

Having the right information when it is needed helps everyone to stay informed and connected. It is important that seniors are informed of programs and services that will help them to remain active, healthy, safe and independent in the community. Awareness of social opportunities and ways to connect with others supports seniors to avoid isolation and a premature move to long-term care. For many, knowledge, navigation of, and access to the many programs and services that are available to seniors in Richmond may be a challenge. In addition, the diversity of the seniors population may add another layer of complexity impacting an individual’s awareness of programs and services available.

Strengths

Service providers work hard to reach seniors and their families to relay information about available services through multiple communication channels including print materials, newspaper advertisements, social media, websites and newsletters. Stakeholders mentioned the availability of one-on-one communication channels such as phone calls, email messages, in-person and virtual meetings, and dialogue during program participation, between seniors and seniors-serving staff as a current strength.

Another strength in Richmond is the collaborative partnerships that exist between organizations and seniors-focused residential buildings and retirement residences to share information about available programs and services City and community association and society staff utilize and tailor various communication methods based on the needs of the seniors that frequent their community centres or reside in their neighbourhoods. In addition to sharing information directly with seniors, intentional

connections are made with other populations that may interact with seniors including family members, caregivers, and other organizations and businesses who serve seniors.

Gaps and Challenges

Despite efforts, there remains a lack of awareness among some seniors about available supports and services in the community. Seniors, their families and caregivers, and those who provide services to seniors are not always aware of the wide variety of programs, services and supports available in Richmond. Seniors living in Richmond reflect many cultures and languages and it can be challenging to ensure communication is culturally relevant and clearly understood. Lack of awareness may also be due to a variety of other factors including lack of community connections, limited mobility, lack of transportation, and cognitive and physical decline. For those unable to utilize technology, the need to visit multiple locations to find the information they are searching for becomes frustrating and not possible for many with physical and financial limitations.

Health-related services and programs were identified as a priority in terms of types of services, programs and amenities offered in Richmond. While there are a wide range and variety of health-related programs and services available in Richmond, many seniors may not be aware of them or are challenged in navigating and accessing them.

The COVID-19 pandemic and recent extreme weather events have highlighted communication and awareness challenges that further emphasize the need to



explore innovative methods for seniors to stay connected and informed of what is available to them. While many seniors are utilizing technology, many still do not have access to cell phones, tablets or computers due to a lack of knowledge of how to use them, physical or cognitive limitations, or a lack of ability to obtain the technology due to financial barriers. This presents a great challenge for many seniors as a majority of information is relayed through technology.²³

Opportunities

Coordination of communication efforts among service providers, utilizing existing connections with seniors, their families and caregivers, and the public would be beneficial to increasing awareness of seniors-related services. Many social prescribing programs use existing connections between vulnerable seniors and primary care providers to refer seniors to available community programs and services to increase physical activities and foster social connections. These programs have demonstrated positive impacts on participants including improvements to their mental health, decreased loneliness and a greater sense of connectedness and belonging. People are healthier when connected to social and community supports, and when they are empowered to play a meaningful role in their own health and well-being.²⁴

There is an opportunity to explore different methods of communication to reach seniors, their families and caregivers to increase connections to supports and services that are available. Existing information databases that connect Richmond residents to various City programs and services, could be utilized to increase connection with seniors during extreme health and weather events. There are also opportunities to provide greater technological support and access for seniors and their families to more easily navigate the range of health services available in Richmond. Additional opportunities to increase awareness of seniors-related services noted by stakeholders include the development of creative ways to consolidate and centralize information and resources for seniors and utilizing a variety of low barrier communication methods such as radio and newspaper advertisements.

From Themes to Actions

The demographic profile of seniors in Richmond, considered alongside the literature review and input received through community engagement provides a rich understanding of the current context of seniors in the community and the priority areas of focus. The *Seniors Strategy* aims to guide Richmond's continued leadership in planning for and providing programs and services for a growing seniors population over the next 10 years. The seven themes above informed the development of the five strategic directions and actions outlined in the following section.

²³ United Way Healthy Aging connects B.C. seniors through the Digital Learning Pilot Project. United Way B.C., 2021

²⁴ Rx Community. Hsiung, Conja, 2018.



Strategic Directions and Actions

The 2022–2032 *Richmond Seniors Strategy* consists of five strategic directions and 29 recommended actions to be completed over a ten-year time frame. The strategic directions and accompanying actions were created in response to themes identified through an analysis of community needs, best practices and various stakeholder engagement activities. The strategic directions clarify areas of focus and include actions that build on previous and ongoing work to achieve the described outcomes. Specific targeted activities and initiatives will be established through annual work plans to best support the achievement of the actions outlined in the strategy. The five strategic directions are:

1. Age-friendly neighbourhoods that support seniors to age in place;
2. Diverse, accessible and inclusive programs and services for seniors at all stages;
3. Communication and awareness of programs and services available for seniors;
4. Education and understanding about healthy aging; and
5. Planning for a growing population of seniors.

The *Seniors Strategy* is intended to be delivered in partnership and collaboration with community stakeholders in Richmond that share the vision of keeping Richmond seniors active, healthy and connected to their community. Each action includes:

- **Who's involved:** Those who have an interest and/or the expertise necessary to achieve the action including the City, community associations and societies, community organizations, health agencies and the private sector.
- **City's Role:** Supporting healthy aging is shared with senior levels of government and seniors-serving organizations. The City's role in each action is outlined as follows
 - Lead:** The City is responsible for defining and delivering the short, medium, long term and ongoing direction
 - Collaborate:** The City plays a role as a facilitator, convener and/or partner, and will contribute knowledge, leadership, staff time and relevant resources as an active participant on a team or table
 - Support:** The City contributes knowledge, staff time and relevant resources to support implementation of the direction that is led by others.
- **Timeline/Implementation Period:** The anticipated timeline for delivering on the actions are classified as short-term (0-3 years), medium-term (4-6 years), long-term (7-10 years) or ongoing.



1 Age-Friendly Neighbourhoods that Support Seniors to Age in Place

Age-friendly communities play an important role in building community, keeping people healthy, well connected, resilient and able to participate fully in their neighbourhoods. In practical terms, an age-friendly community adapts its structures and services to be accessible to and inclusive of seniors with varying needs and capacities. In addition to the necessary physical infrastructure, a community’s social infrastructure must also ensure accessibility, inclusivity and safety for seniors with varying needs. Age-friendly neighbourhoods reduce social isolation and loneliness, and ensure all seniors regardless of abilities, live in environments that enable them to actively enjoy a high quality of life.

Key Outcomes

- Seniors have opportunities to connect socially in their neighbourhoods.
- Seniors feel safe and supported.
- Seniors are able to remain active in the neighbourhoods of their choice for as long as possible.
- Seniors utilize the amenities and outdoor spaces in Richmond.
- Seniors have access to affordable, safe and accessible transportation services and housing options.
- Seniors living with dementia, their families and caregivers are supported to be active and engaged in their community.

No.	Action	Who’s involved	City’s Role	Timeline
1.1	Expand on the development of age-friendly neighbourhoods (e.g. outdoor areas and public buildings, transportation, housing) in Richmond by implementing the framework created from the <i>2019 Engaging Seniors in Age-Friendly Planning</i> project in all neighbourhoods.	City of Richmond; Community Associations and Societies; Community Organizations; Private Sector; Vancouver Coastal Health	Collaboration	Ongoing
1.2	Identify and address barriers for seniors to access open spaces, parks, trails and streets (e.g. crosswalks, benches, lighting, accessible, safe gathering places).	City of Richmond	Lead	Short-term
1.3	Build upon current practices (formal and informal) to activate public spaces in a manner that fosters social connections between seniors and others in their neighbourhoods.	City of Richmond; Community Organizations; Richmond Public Library; Private Sector	Lead	Medium-term

No.	Action	Who's involved	City's Role	Timeline
1.4	Identify ways to support seniors when transitioning through the continuum of housing available in Richmond (e.g. education and awareness, housing repair, one-on-one support, database listing).	City of Richmond; Community Organizations; Housing Providers; Vancouver Coastal Health	Support	Short-term
1.5	Build upon existing best practices that reduce social isolation and loneliness, and facilitate opportunities to strengthen social connections, resilience and mutual support between seniors and their neighbours (e.g. Hey Neighbour, Resilient Streets/ Neighbourhoods programs).	City of Richmond; Community Associations and Societies; Richmond Public Library; Community Organizations; Housing Providers; Vancouver Coastal Health	Collaborate	Ongoing
1.6	Evaluate the implementation of the 2019–2023 Dementia-Friendly Community Action Plan and develop initiatives to further support for all Richmond residents living with dementia, their families and caregivers following Action Plan completion.	City of Richmond; Community Associations and Societies; Richmond Public Library; Community Organizations; Vancouver Coastal Health	Lead	Medium-term



2 Diverse, Accessible and Inclusive Programs and Services for Seniors at all Stages

Programs and services for seniors in Richmond are offered through many providers including the City, community associations and societies, community organizations and the private sector. Participation in diverse, high quality programs and services offered in the community can foster social connections and enhance overall health, well-being and quality of life for seniors. Removing barriers and ensuring programs and services are designed to be welcoming and accessible ensures all seniors living in Richmond are able to fully participate regardless of their age, previous experience, physical fitness level and stage in their aging journey. Ensuring a variety of opportunities are available for meaningful and purposeful engagement, celebration, learning, and personal growth and development allows seniors to stay socially engaged, physically and mentally active, and healthier in the community for as long as possible.

Key Outcomes

- Seniors feel welcomed, encouraged and supported to participate in programs and services.
- Programs and services for seniors are accessible by those facing barriers to participation.
- Seniors are supported at all stages in their aging journey to be physically, mentally and socially active.
- Seniors have opportunities available to them that are interesting, engaging and facilitate learning and enhanced skill development.

No.	Action	Who's involved	City's Role	Timeline
2.1	Expand upon activities and events that celebrate the cultural diversity of seniors in Richmond and provide opportunities to learn about and connect with others of varying backgrounds and ethnic origins (e.g. City Arts, Cultural and Heritage programs, Highway to Heaven Bus Tour, holiday celebrations).	City of Richmond; Community Associations and Societies; Richmond Public Library; Community Organizations; Richmond Tourism; Private Sector	Collaborate	Short-term
2.2	Research and explore best practices to better understand and serve the diverse needs and interests of the large seniors age group, 55 to 105 years (e.g. use of the word "senior" and using a needs-based vs. age-based approach to programming).	City of Richmond; Community Associations and Societies; Richmond Oval; Community Organizations; Private Sector	Collaborate	Ongoing

No.	Action	Who's involved	City's Role	Timeline
2.3	Identify, monitor and remove barriers for seniors to enable them to participate fully in programs and services that support healthy aging (e.g. physical and cognitive limitations, income, transportation, language, culture, technology access and use).	City of Richmond; Richmond Public Library; Community Organizations	Collaborate	Ongoing
2.4	Explore new approaches to program design to engage seniors participation at all levels (e.g. introductory/beginner, intermediate and advanced/competitive/mastery).	City of Richmond; Community Associations and Societies; Richmond Oval; Community Organizations; Private Sector	Collaborate	Medium-term
2.5	Promote meaningful volunteer and paid opportunities for seniors to share their experiential wisdom and skills through community-based programs and services that facilitate personal growth and development (e.g. intergenerational opportunities, instructor-led groups, tour guides, project facilitators, etc.).	City of Richmond; Richmond Seniors Advisory Committee; Community Associations and Societies; Richmond Public Library; Community Organizations	Support	Ongoing
2.6	Support seniors as they move through various life stages through the creation of educational opportunities that address a range of healthy aging topics (e.g. loss of driver's license, retirement, caregiving, etc.).	City of Richmond; Richmond Public Library; Community Organizations; Vancouver Coastal Health; Private Sector	Collaborate	Medium-term



3 Communication and Awareness of Programs and Services Available for Seniors

Seniors, their families and caregivers, and those who provide services to seniors are not always aware of the wide variety of programs, services and supports available in Richmond. Having access to the right information at the right time helps everyone stay informed and better navigate the supports seniors require to remain healthy and safe at home. Utilizing existing connections and networks between seniors and service providers to increase the understanding of the benefits of social participation and ensure seniors have access and the skills to stay connected in an increasingly digital world are critical components to aging well and remaining socially connected and engaged.

Key Outcomes

- Seniors and the broader community are aware of the variety of programs and services offered in Richmond to support healthy aging and are able to make referrals to those in need as appropriate.
- Seniors and their families and caregivers report an increased awareness of how to find information about available programs and services to support healthy aging.
- Seniors report that their physical, social and mental needs are met.
- Seniors are socially connected, engaged and informed through accessible and appropriate technology.

No.	Action	Who's involved	City's Role	Timeline
3.1	Explore and implement new, accessible and barrier-free communication and marketing vehicles about programs and services available to seniors of all ages, stages and abilities (e.g. 55+ Citywide Program Guide).	City of Richmond; Community Associations and Societies; Richmond Public Library; Community Organizations; Vancouver Coastal Health	Lead	Short-term
3.2	Identify new opportunities for seniors to access a comprehensive listing of programs, services and supports available to seniors in Richmond in one location.	City of Richmond; Community Associations and Societies; Richmond Public Library; Community Organizations; Vancouver Coastal Health; Private Sector	Support	Long-term

No.	Action	Who's involved	City's Role	Timeline
3.3	Increase awareness in the community about the range and continuum of health-related programs and services available in Richmond to support healthy aging in place for seniors (e.g. mental health, falls prevention, wellness, Adult Day Care).	City of Richmond; Community Associations and Societies; Community Organizations; Vancouver Coastal Health	Collaborate	Medium-term
3.4	Utilize existing connections between seniors, health professionals and community organizations to raise awareness of the benefits of participation of seniors in programs and services in the community (e.g. social prescribing programs).	City of Richmond; Community Associations and Societies; Richmond Public Library; Community Organizations; Vancouver Coastal Health; Richmond Division of Family Practice	Support	Medium-term
3.5	Increase seniors access to technology through accessible initiatives and opportunities to ensure they are informed and aware of online information and resources to support them as they age (e.g. technology lending programs, one-on-one tech support).	City of Richmond; Richmond Public Library; Community Organizations	Support	Short-term
3.6	Evaluate the use of existing City communication methods and platforms (e.g. MyRichmond portal, Perfect Mind, etc.) to formalize ways to connect with and support potentially isolated seniors and their families and caregivers during health or weather emergencies (e.g. COVID-19 Pandemic, Heat Dome).	City of Richmond; Richmond Public Library; Community Organizations; Vancouver Coastal Health; Richmond Division of Family Practice	Lead	Long-term



4 Education and Understanding about Healthy Aging

Awareness and information sharing initiatives about healthy aging can potentially change how a community thinks, feels, and acts towards the seniors population and helps to dispel any negative myths and stereotypes. By broadening a community's understanding of aging and the issues that impact seniors, seniors are treated in a more respectful manner and better supported to fully participate as contributing members of society. All of which positively impacts the health and well-being of seniors. Additionally, providing ongoing, accessible opportunities for seniors to provide feedback on strategies and initiatives that impact them builds trust and ensures programs and services are developed in collaboration with seniors.

Key Outcomes

- Richmond residents of all ages understand the positive impacts of healthy aging and are engaged in supporting initiatives that foster the skills and abilities of seniors in the community.
- Seniors have an increased sense of purpose and feel their voices are heard.
- There are increased opportunities for seniors to contribute their skills, abilities and experiences to the community.
- Seniors are respected, feel welcomed and valued; and are included in the community.

No.	Action	Who's involved	City's Role	Timeline
4.1	Create a series of educational campaigns and activities on a wide variety of topics to inform the public, staff and volunteers about healthy aging.	City of Richmond; Richmond Public Library; Community Organizations; Vancouver Coastal Health	Collaborate	Medium-term
4.2	Expand on creative initiatives to reduce ageism and negative stereotypes around aging (e.g. City's annual Positive Aging Campaign).	City of Richmond; Community Associations and Societies; Community Organizations; Vancouver Coastal Health	Collaborate	Short-term
4.3	Facilitate ongoing dialogue and engagement opportunities with seniors through accessible platforms to provide feedback on issues and opportunities about healthy aging.	City of Richmond; Community Associations and Societies; Richmond Seniors Advisory Committee	Lead	Ongoing

No.	Action	Who's involved	City's Role	Timeline
4.4	Develop training for staff and volunteers working with seniors on trends and best practices related to supporting healthy aging.	City of Richmond; Community Associations and Societies; Community Organizations	Lead	Medium-term
4.5	Explore a variety of opportunities to develop and maintain meaningful connections and increase knowledge exchange between seniors and younger populations (e.g. City Centre's Intergen Youth Leadership Team, Youth/Seniors Week collaborations).	City of Richmond; Community Associations and Societies; Community Organizations	Collaborate	Ongoing



5 Planning for a Growing Population of Seniors

Successfully implementing actions outlined in the *Seniors Strategy* and other seniors-related initiatives is reliant on continuing relationships and collaboration with community partners, ensuring there are dedicated and appropriate resources available, and ongoing information is shared to stay current on issues that impact seniors in the community. There is a particular need to be aware of trends and best practices to successfully serve, support and plan for the growing and wide demographic of seniors that spans over 50 years from age 55 years to 105+ years. The City is committed to reporting out on the progress and achievements made on the *Seniors Strategy's* actions and identifying new opportunities to better support active, healthy and connected seniors in Richmond.

Key Outcomes

- Staff and volunteers in seniors-related roles are aware of current trends, research and best practices related to healthy aging to inform *Seniors Strategy* actions and seniors-related initiatives in Richmond.
- The City is aware of the latest trends and best practices that address the impacts of a growing population of seniors on City planning and service provision from other levels of government.
- Supports and resources are in place and efficiently utilized to adequately meet the current and future needs of the growing population of seniors in Richmond.
- A working group is in place to support implementation, monitoring and evaluation of the *Seniors Strategy*.
- The public is informed on the progress of the *Seniors Strategy* and other seniors-related initiatives in Richmond.

No.	Action	Who's involved	City's Role	Timeline
5.1	Research, monitor and evaluate municipal, provincial, federal and global trends and best practices related to addressing the impacts and opportunities of a growing demographic of seniors in order to plan and act accordingly.	City of Richmond	Lead	Ongoing
5.2	Create a working group to support the implementation, monitoring and evaluation of the <i>Seniors Strategy</i> .	City of Richmond; Community Associations and Societies; Richmond Public Library; Community Organizations	Lead	Short-term

No.	Action	Who's involved	City's Role	Timeline
5.3	Collaborate with other Lower Mainland municipalities and provincial groups to keep up to date on research, trends and best practices related to supporting healthy aging in Richmond.	City of Richmond; Community Associations and Societies; Richmond Public Library; Community Organizations	Lead	Ongoing
5.4	Clarify and align seniors-related roles, programs and services in Richmond to reduce gaps and ensure the best use of community resources.	City of Richmond; Community Associations and Societies; Richmond Public Library; Community Organizations; Vancouver Coastal Health	Collaborate	Short-term
5.5	Dedicate appropriate staff resources to adequately plan for and meet the needs of an increasingly growing population of seniors in Richmond.	City of Richmond	Lead	Ongoing
5.6	Report out every two years on the progress and achievements related to the Seniors Strategy to City Council, Stakeholders and the public.	City of Richmond; Community Associations and Societies; Richmond Public Library; Community Organizations; Vancouver Coastal Health	Lead	Ongoing



Next Steps: Implementation, Monitoring and Evaluation

The *Seniors Strategy* will be used to guide annual work planning for the City and those serving seniors in Richmond. As the strategy relies on collaborative implementation, a working group will be formed to support the implementation of the actions outlined in the strategy. This working group, comprised of representatives from the City, community associations and societies, the Richmond Public Library, and other community organizations, will determine the specific targeted initiatives that will best accomplish the actions outlined in the strategy each year based on priority needs and opportunities. This group will also monitor and evaluate progress towards achieving the strategic directions and actions, and suggest adjustments as needed. As the *Seniors Strategy* covers a 10-year period, progress on some actions may require adaptation to respond to changing needs and/or opportunities as they arise. Ongoing communication with seniors about emerging trends and priorities will also be critical to further the *Seniors Strategy's* vision and desired outcomes. A formal progress report on the *Seniors Strategy's* implementation will be shared with Council and the public every two years.

Conclusion

The City of Richmond's *Seniors Strategy* represents the City and community stakeholder's ongoing commitment to addressing the unique needs of the fastest growing demographic in Richmond, its seniors population. This strategy builds upon previous achievements and will guide City and stakeholder work in planning, policy development and services provision while continuing to take a collaborative approach to resource sharing and program and service delivery for seniors in Richmond. The *Seniors Strategy* includes five strategic directions and related actions intended to guide City and stakeholder work in supporting seniors in Richmond to age healthy and well over the next 10 years. Ongoing collaboration and commitment of many stakeholders and a solid foundation of structures and supports in place will help to ensure seniors living in Richmond are safe, respected, healthy and engaged in their communities.

Appendix A: Aligned Strategies

City Council has endorsed a range of strategies and plans that support the aging population in Richmond. The strategic directions and associated actions in these strategies and plans, were considered in the development of the 2022–2032 *Richmond Seniors Strategy*, in an effort to ensure alignment and leverage opportunities where possible. The following City strategies and plans have strategic actions or focus areas that address seniors.

Richmond 2041 Official Community Plan

Richmond's 2041 Official Community Plan (OCP) includes the aging of the population in the list of key issues to address when planning for the future. Specifically the OCP notes the increase in seniors population will bring a growing demand for accessible, supportive and specialized services such as housing forms that support aging in place. The following actions most relate to the 2022–2032 *Seniors Strategy*:

Connected Neighbourhoods with Special Places

- Encourage a variety of housing types, mixes and densities to accommodate the diverse needs of residents.
- Meet the existing need and future demand for accessible housing for the increasing population that experiences limitations in their activities of daily living.

Vibrant Cities

- Ensure that recreation and wellness services, programs, spaces and places meet diverse community needs.
- Provide opportunities to connect with neighbours, feel a sense of belonging, and engage in lifelong learning.
- Encourage people to make healthy, active lifestyle choices throughout their lives.

Mobility and Access

- Encourage sustainable travel by enhancing the safety, comfort and accessibility of the transportation system for vulnerable road users (e.g. pedestrians, people who use mobility devices, cyclists).
- Enhance the appeal of transit service with supporting amenities.
- Expand and improve walking and rolling connections to Neighbourhood Centres.

Open Spaces and Public Realm

- Provide a full range of appealing, welcoming places for residents and visitors of all ages and backgrounds to walk, roll, exercise, play, socialize and engage in healthy, active lifestyles.
- Strengthen pedestrian, rolling (e.g. wheelchairs, scooters, etc.) and cycling linkages among every element of the city (neighbourhoods, schools, civic spaces, neighbourhood shopping centres, parks, natural areas, streets, commercial areas and industrial parks).

Social Equity and Inclusion

- Facilitate the establishment of an equitable, inclusive community, whereby City plans, policies, services and practices respect the diverse needs of all segments of the population.
- Encourage and facilitate the active engagement of all segments of the Richmond population in community affairs.

Parks and Open Space Strategy 2022

The parks and open space system in Richmond has evolved over the course of over 100 years to serve the needs of the community and encompasses the landscapes and special places that make Richmond unique. The *City of Richmond 2022 Parks and Open Space Strategy* traces the evolution of the system from the first playground to the current interconnected system of parks, trails and greenways, natural areas, waterfronts and the urban realm. It outlines the trends and challenges affecting the delivery of parks and open space services and it defines the desired outcomes and the priorities for sustaining and expanding the system over the next decade.

- Parks and public open spaces help to build community by providing space for social interaction and providing activities and events that bring people of all ages and backgrounds together.
- With an ageing population, use of parks and public open spaces is changing, and the physical abilities of the elderly must to be met with innovative and targeted park and open space design.

Social Development Strategy 2013–2022

The *Social Development Strategy* envisions the City of Richmond as an inclusive, engaged, and caring community that considers the needs of the present and future generations, values and builds on its diversity, nurtures its social capital, and treats its citizens with fairness and respect. The actions that align with the *Seniors Strategy* are noted below:

- Support opportunities for people to remain in their neighbourhoods as they age, or personal circumstances or family status changes.
- Continue to play a leadership role with respect to physical accessibility, consulting with people with disabilities and other partners.

- Implement, monitor and update the Seniors Service Plan.
- Support aging in place initiatives and the ongoing development of Richmond as an age-friendly community.
- Strengthen the City's already strong collaborative relationship with Vancouver Coastal Health, consulting on emerging health care issues facing the community, advocating for needed services, partnering on priority community and social development initiatives, and soliciting input on the health implications of key City planning matters.

Affordable Housing Strategy 2017–2027

The *City of Richmond Affordable Housing Strategy (AHS)* guides the City's involvement in addressing the affordable housing needs of Richmond residents. The strategy focuses on supporting vulnerable populations through the development of increased transitional and supportive housing, non-market rental housing, and low-end market rental units. The Strategy cites low and moderate income seniors as a priority group most in need of affordable housing. The following policies outlined in the AHS that are most related to the *Seniors Strategy* include:

- Incorporate Basic Universal Housing (accessible and affordable units for persons with mobility challenges).
- Non-Profit Housing Development.
- Co-Location of Non-Profit and Community Facilities.
- Encourage Accessible Housing.

Volunteer Management Strategy 2018–2021

The *Volunteer Management Strategy 2018–2021: Engaging and Supporting Volunteers for a Vibrant, Connected City (VMS 2018–2021)* is an update to the *2007–2012 Volunteer Management Strategy: Building the Volunteer Spirit! (2007–2012 VMS)* and focuses on engaging volunteers and enabling them to reach their goals. The Strategy also focuses on providing the supports for City, partner, and affiliate staff who work closely with volunteers.

- Offer volunteer development opportunities for a wide range of ages, skill levels, and interest areas.

Richmond Arts Strategy 2019–2024

The *Richmond Arts Strategy* acts as a guide for residents, the City and its stakeholders to develop stronger connections in order to advance the policies, programs and services needed for the arts to thrive in Richmond.

- Increase the scope of arts education programs and services available to all age ranges and levels from entry to pre-professional.
- Provide a range of participatory programming for all age groups and inter-age groups at the community or neighbourhood scale.

Recreation and Sport Strategy 2019–2024

The aim of the *Recreation and Sport Strategy* is to build on the strong and successful foundation already present in the City to address the new and diverse interests of stakeholders and to encourage all citizens of every age to enjoy the benefits of an active and involved lifestyle. The growing seniors population is cited in the Strategy as a trend that needs to be considered when designing and developing recreation and sport programs and services. The following actions related to the *Seniors Strategy* are as follows:

- Continue to integrate fundamental movement skills into all community recreation programs, addressing all ages from early childhood to older adults.
- Develop and implement initiatives targeting older adults/seniors participation in sport for life.
- Apply *Richmond's Age-Friendly Assessment and Action Plan 2015* guidelines in planning all recreation and sport programs, services and amenities.
- Expand the City-wide intergenerational “mentoring program” where seniors and youth exchange skills and experiences, and support each other in participating in recreation and sport opportunities.
- Increase opportunities for Richmond residents of all ages to sample recreation and sport activities

Community Wellness Strategy 2018–2023

The vision of the *Wellness Strategy* is for Richmond to be an active, caring, connected, healthy and thriving community. The Strategy provides a framework to support the City and stakeholders in an effort to identify innovative and collaborative approaches to most effectively impact wellness outcomes for Richmond residents, increase the awareness of the benefits of active community engagement and healthy lifestyles for residents in all Richmond neighbourhoods.

Three focus areas that most relate to seniors include:

- Foster healthy, active and involved lifestyles for all Richmond residents with an emphasis on physical activity, healthy eating and mental wellness.
- Enhance physical and social connectedness within and among neighbourhoods and communities.
- Enhance equitable access to amenities, services and programs within and among neighbourhoods.

Cultural Harmony Plan 2019–2029

The *Cultural Harmony Plan* guides the City's approach in enhancing cultural harmony among Richmond's diverse population and works to support increased inclusion in the community and increased opportunities for newcomers to engage in all areas of community life. The actions most related to the *Seniors Strategy* are as follows:

- Continue to recognize and celebrate Richmond's diverse cultures and unique heritage through intercultural celebrations and events.
- Develop and implement City and community associations and societies programs and services that enhance positive social and intercultural connections, as appropriate, within and among Richmond's diverse cultural, ethnic and religious populations.

Collaborative Action Plan to Reduce and Prevent Poverty in Richmond 2021–2031

The *2021–2031 Collaborative Action Plan to Reduce and Prevent Poverty in Richmond* (the Collaborative Action Plan) is intended to guide the City of Richmond's work, in collaboration with stakeholder organizations, to reduce and prevent poverty in Richmond over the next 10 years. The purpose of the *Collaborative Action Plan* is to gain a deeper and shared understanding of the experiences and circumstances of individuals and families at risk of or living in poverty in Richmond in an effort to identify actions to better meet their needs. This includes improved access to services and supports as well as the development and implementation of initiatives designed to promote a greater sense of belonging and inclusion in the community.

- Explore the development of a community resource centre for residents at risk of or living in poverty.
- Provide accessible community wellness opportunities for residents at risk of or living in poverty (e.g. dental clinics, mental wellness based programming).
- Explore ways to improve community connections and health impacts for residents at risk of or living in poverty.



City of Richmond

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City of Richmond

Report to Committee

To: Planning Committee **Date:** February 15, 2022
From: Claudia Jesson **File:** 12-8060-01
 Director, City Clerk's Office
Re: **Zoning Bylaw Amendment – Public Hearing Requirement**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 10360, to provide for a Public Hearing requirement, be introduced and given first reading.

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

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

Staff Report

Origin

On November 25, 2021, the Province gave royal assent to Bill 26-2021 Municipal Affairs Statutes Amendment Act ("Bill 26"), which amended a number of provincial Acts and removed the default requirement for local governments to hold Public Hearings on most zoning bylaws.

Following consideration of Bill 26 in early 2022, Council adopted the resolution below:

That staff be directed to proceed with holding Public Hearings on all Zoning Bylaw Amendments, including those that are consistent with the OCP, and bring forward all appropriate amendments to City Bylaws and City Policies to give effect to this direction.

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

- 8.1 *Increased opportunities for public engagement; and*
- 8.2 *Ensure citizens are well-informed with timely, accurate and easily accessible communication using a variety of methods and tools.*

Analysis

Council's direction will maintain status-quo for Public Hearings. While Bill 26 removed the default requirement for these meetings, where a proposed zoning amendment is consistent with the Official Community Plan, Public Hearings continue to be a well-established part of the land development process. Council will continue to hold Regular Public Hearings each month except in August, in accordance with the annual meeting calendar.

Currently the Zoning bylaw includes a number of regulations for the Public Hearing notification process, pursuant to the *Local Government Act*. Under Bill 26, and following Council's direction, the bylaw must also now require a Public Hearing to be held.

Richmond Zoning Bylaw 8500, Amendment Bylaw No. 10360, to provide for a Public Hearing requirement, is attached for consideration.

The proposed bylaw also retains Council's current ability to waive the requirement for individual Public Hearings, as necessary. Due to Bill 26 this process is now set forth under bylaw. Although Public Hearings are rarely waived by the City, staff recommend retaining this ability.

Expanded Notification Framework

Council has also previously directed staff to bring forward an expanded notification framework for Public Hearings and development applications. These bylaws and policy updates will be brought forward following consideration of Bylaw 10360.

Financial Impact

There are no financial impacts associated with this report.

Conclusion

Following the introduction of Bill 26, Council directed staff to continue holding Public Hearings on all Zoning Bylaws, including those that are consistent with the OCP. Richmond Zoning Bylaw 8500, Amendment Bylaw No. 10360 is attached to give effect to this direction and maintain all current meeting requirements.



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

CJ: mo



**Richmond Zoning Bylaw 8500
Amendment Bylaw No. 10360
Public Hearing Requirement**

The Council of the City of Richmond enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended as follows:

a) delete Section 2.6 and replace it with a new Section 2.6 as follows:

“2.6 Public Hearing and Notification

2.6.1 Subject to Section 2.6.2, the **City** will, prior to the granting of third reading by **Council**, hold a public hearing on any amendment to this bylaw in accordance with the *Local Government Act*.

2.6.2 Council may, by resolution, prior to first reading waive a public hearing on a proposed amendment to this bylaw if:

a) the **official community plan** applies to the area that is the subject of the proposed amendment to this bylaw; and

b) the proposed amendment to this bylaw is consistent with the **official community plan**.

2.6.3 Where a public hearing is required on a proposed amendment to this bylaw, and **Council** has not waived the requirement for a public hearing pursuant to Section 2.6.2 above, notice of the public hearing shall be mailed or otherwise delivered by the **City** to the **owners** of all parcels that are located within 50.0 m from the area of the proposed amendment.

2.6.4 Where **Council** has waived the requirement for a public hearing on a proposed amendment to this bylaw pursuant to Section 2.6.2 above, notice of the first reading by **Council** of the amendment shall be mailed or otherwise delivered by the **City** to the **owners** of all parcels that are located within 50.0 m from the area of the proposed amendment.

2.6.4 Where additional parcels may be affected by a text or map amendment to this bylaw, the **City** may require that the public hearing notice or bylaw notice, as applicable, be mailed or otherwise delivered to the **owners** of such parcels.”

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10360".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CORPORATE OFFICER