



General Purposes Committee

Date: Monday, April 5th, 2004
Place: Anderson Room
Richmond City Hall
Present: Mayor Malcolm D. Brodie, Chair
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Sue Halsey-Brandt
Councillor Rob Howard
Councillor Kiichi Kumagai
Councillor Bill McNulty
Councillor Harold Steves
Call to Order: The Chair called the meeting to order at 4:00 p.m.

It was moved and seconded
That the agenda for the General Purposes Committee meeting of Monday, April 5th, 2004 be approved as amended to add the following matters, (i) Parking Ticket Situation, and (ii) Coast Guard Hovercraft.

CARRIED

MINUTES

1. It was moved and seconded
That the minutes of the meeting of the General Purposes Committee held on Monday, March 15th, 2004 and on Tuesday, March 16th, 2004, be adopted as circulated.

CARRIED

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DELEGATIONS

2. (1) ***Greg Halsey-Brandt, MLA – Richmond Centre, and Mr. Bob Tai, President, Parker Place Mall, Phase 1, regarding Commercial Strata Assessment and concern about the equity of treatment in terms of assessment for commercial strata malls versus traditional leasing malls.*** (File No.: 0925-09-01)

Mr. Halsey-Brandt spoke about the differences in property assessments for strata malls as compared to malls with a single owner. He provided background information on the inequity problem, and that he and Mr. Tai were speaking on this issue today because Richmond had the highest number of strata malls within British Columbia.

Mr. Tai introduced a number of commercial strata tenants who were present in support of the delegation. Mr. Tai stated that strata owners had been assessed property taxes which were two to three times higher than tenants in a traditional leasing mall. He further advised that complaints had been made for many years to the BC Assessment Authority without resolution because the Authority, which used the mill rate value of the property, was of the view that their calculations were correct.

Mr. Tai stated that the matter had been raised with City staff, however he was advised that the City could not do anything because both types of properties fall within the same classification. He was advised to pursue the matter with the Assessment Authority, who in turn, suggested that the issue be addressed with the City.

Discussion then ensued among Committee members and the delegation on:

- o the steps which would be required to be taken to create a new property class category for strata malls
- o the BC Assessment Authority's use of fair market value to establish property assessments and the issue of different market values and mill rates
- o how, if a change was made in the mill rate to make it more equitable for strata malls, would future changes be accommodated
- o whether there would be any financial implications to the City as a result of creating a new property class for strata malls
- o the need to make a change in the way that strata and traditional leasing malls were taxed to ensure that everyone affected was paying their share
- o previous action which had been taken to address the problem

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- o the impact of the unfair taxation on strata unit tenants as compared to those tenants who leased their facilities.

During the discussion, the Chair cautioned the Committee about considering all factors before pursuing the matter, as he felt that the requested change could have a significant financial impact on the City. He questioned what would happen if another mall was constructed, and stated that there were many issues which had to be addressed before approaching the Provincial Government. He also suggested that the City should hear from representatives of both types of shopping malls.

Reference was made to the suggestion that the matter be referred to staff for a report to the Finance Select Committee, and concern was expressed about asking staff to undertake what could be an involved referral on an issue which was the responsibility of the Provincial Government.

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

It was moved and seconded

That the issue of the equity of treatment in terms of assessment for commercial strata malls versus traditional leasing malls be referred to staff for a report to the Finance Select Committee on:

- (1) *general issues in relation to the financial impact to the City of creating a new category for property tax assessments for strata malls, and*
- (2) *any other financial issues which may arise.*

CARRIED

- (3) *Chief Kim Baird, Chief Negotiator, Tsawwassen First Nation, Robin Dodson, Chief Negotiator, Canada, and Bronwen Beedle, Chief Negotiator, BC, regarding the Tsawwassen Draft Agreement-in-Principle.* (Material distributed separately.) (File No.: 0152-01)

Mr. Robin Dodson spoke first, advising that the Agreement in Principle was no longer a draft agreement but had been signed in a ceremony held on March 15th, 2004, and marked the passage of the Negotiating Committee from Stage 4 to Stage 5. (Copies of the Agreement in Principle were circulated to the Committee, and a copy is on file in the City Clerk's Office.) He provided background information on the six stage process which began in 1992, indicating that the process was voluntary and that First Nations were not required to enter the process.

Mr. Dodson then spoke about the purpose of the treaty, and provided information on action which would be taken when the agreement had been successfully completed. He noted that there were a number of issues which still had to be addressed.

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Ms. Bronwen Beedle spoke further on what had been achieved with the signing of the Agreement in Principle. She also spoke about the treaty process, which she felt was “all about working together to find a solution.”

Mayor Brodie left the meeting at 4:58 p.m., and Councillor Kumagai assumed the Chair.

Chief Kim Baird advised that the Tsawwassen First Nation was excited about starting the final negotiation process and was cautiously optimistic about reaching a final agreement. She noted that many controversial issues were being addressed, and that a commitment had been made to deal with these issues with creativity and innovation. Chief Baird stated that the Tsawwassen First Nation was committed to endeavouring to negotiate a just agreement for the community.

Councillor Steves, as the City’s representative on the Lower Mainland Treaty Advisory Committee, spoke about the fishing issues which had to be addressed.

Discussion then ensued among the delegation and Committee members on:

- o the equitable allocation of fish amongst the various user groups; the rights which First Nations would have in the treaty with respect to fishing and what was currently allowed as set out in the Agreement in Principle
- o whether all the First Nations along the entire Fraser River were taken into consideration when dealing with the allocation of fish
- o access to fish, harvest levels, potential mitigation and whether allocations to First Nations harvesting for domestic purposes would be higher than allocations to commercial and sports fishermen
- o how the Agreement in Principle addressed land in the ALR and whether municipalities would still have a role in determining whether an application for exclusion should be forwarded to the Land Commission
- o whether the Tsawwassen First Nation would become part of the Greater Vancouver Regional District at some time in the future.

(Mayor Brodie returned to the meeting at 5:18 p.m., and resumed the Chair.)

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Chief Baird, at the request of Cllr. Steves, advised that her vision for the future for the Tsawwassen First Nation was a better quality of life for the members of her community while retaining their identity as Tsawwassen people. She stated that she would like to see comparable social and economic issues addressed, including health, education and improved income levels, as well as the survival and revival of the Tsawwassen culture.

In response to questions, Chief Baird stated that the Tsawwassen First Nation would appreciate the assistance of willing local governments in such areas as community planning.

The Chair thanked the delegation for their presentation and they then left the meeting.

FINANCE & CORPORATE SERVICES DIVISION

3. **RIGHT OF WAY FOR BC HYDRO OVER 9251 ALBERTA ROAD**
(Report: Mar. 18/04, File No.: 06-2285-30-INBOX/Vol 1) (REDMS No. 1197607)

It was moved and seconded

That the granting a right of way in favour of BC Hydro over 9251 Alberta Road be approved.

CARRIED

COMMUNITY SAFETY DIVISION

4. **COMMUNITY SAFETY BUILDING REPLACEMENT – SEA ISLAND FIRE HALL**
(Report: Mar. 18/04, File No.: 2052-20-F4) (REDMS No. 1200283, 1111528)

Fire Chief Jim Hancock, accompanied by the Director, Engineering, Robert Gonzales, and the Manager, Facilities Planning & Construction, David Naysmith, spoke briefly about the sprung instant structure as it related to the needs of the department, noting that the building envelope would limit on-site circulation and would require fire trucks to be backed into parking bays.

Mr. John Crawford, representing Sprung Instant Structures, advised in response to a question from the Chair, that he was not going to pursue the matter any further.

In response to questions, the following information was provided:

- o with reference to the proposed 60 foot tower, advice was given that a tower was being planned for each of the new fire halls as training could then take place on-site and would allow more firefighters to be trained in rescue procedures.

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- o with reference to the configuration of a sprung instant structure on the subject property, information was provided on the difficulties which would be experienced by drivers in trying to back fire trucks into the parking bays
- o a sprung instant structure, because it would only be one storey in height, would reduce the usability of the remaining property.
- o annual maintenance and replacement costs for the recommended structure (Option 3) would be \$26,000
- o the recommended structure would be environmentally sustainable even though not all elements of the sustainable initiatives (LEEDS) would be introduced; a \$30,000 cost saving would be realized by the City in not pursuing a LEEDS initiative
- o the recommended structure would have a building life span of 75 years
- o the amount of the Contingency Account for the recommended structure was significantly higher than Option 2 because of an anticipated increase in steel prices; the amount shown in Option 2 was the result of available funding.

During the discussion, Committee members expressed their support for the proposed recommendation, and appreciation was voiced to staff for the analysis undertaken on the sprung instant structure as it compared to the building being recommended by staff.

It was moved and seconded

- (1) *That the report (dated March 18th, 2004 from the Fire Chief and the Director, Engineering), regarding Sprung Instant Structures be received for information, and*
- (2) *That the replacement of the Sea Island Fire Hall proceed as Option 3 – Recommended Fire Hall (Appendix 1 to the report dated March 18th, 2004 from the Fire Chief and the Director, Engineering), at a revised project cost of \$2,875,000.*

CARRIED

PARKS, RECREATION & CULTURAL SERVICES DIVISION

5. **2010 OLYMPIC AND PARALYMPIC GAMES**
(Report: Mar. 29/04, File No.: 0100-20-OLYM1) (REDMS No. 1215325)

The General Manager, Parks, Recreation & Cultural Services, Cathryn Volkering Carlile, asked that Part (2) of the proposed staff recommendation be referred back to staff.

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Committee members then commented on the proposed Strategy Activities. The suggestion was made during the discussion that the Olympic motto “promotion of sport and culture” should be included in both the proposed Terms of Reference and the Guiding Principles. Reference was made to the proposed Corporate Staff Team, and the comment was made that the number of staff on this team should be limited, with concern being expressed about the amount of overtime which could be generated.

Reference was made to the proposed “Richmond 2010 Community Opportunity Committee” and the comment was made that the committee should be responsible for raising its own funding. Reference was made to the proposed membership of the committee, and questions were raised about whether the representative of the ‘youth sector’ would be a young person or someone who worked with youth. Advice was given that that information was not yet known.

Concern was expressed during the discussion about the requirement that the Richmond 2010 Community Opportunity Committee would report only on an annual basis to Council, as the feeling of Committee was that this was not sufficient.

Also discussed among Committee members and staff was:

- o the rationale for limiting the term of the Richmond 2010 Community Opportunity Committee to two years
- o whether the Vancouver International Airport would be represented on the Committee
- o the need to more strongly express the literacy component in the Guiding Principles and Terms of Reference, as well as business and education advocacy
- o the role which the City would be playing with respect to the holding of cultural events in keeping with the Olympic Games
- o whether the name of the Committee should include the word “Paralympics” as it was important to remember that the Paralympics would be taking place following the 2010 Olympic Winter Games
- o the need to include within the Guiding Principles and the Terms of Reference, the promotion of tolerance, understanding and education
- o whether momentum could be sustained for six years
- o the appointment of the Chair by the Committee
- o the rationale for not allowing alternates to be appointed
- o the wording in the Terms of Reference to the timing of the meetings – the point was made that if meetings were to be scheduled at least once a month on the third Thursday, then the meetings would not be at the call of the Chair (as was currently indicated).

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With reference to the appointment of members to the Richmond 2010 Community Opportunity Committee, the suggestion was made that First Nations bands be made aware that the opportunity was available for members of these groups to apply for membership on the Committee.

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

It was moved and seconded

That the report (dated March 31st, 2004, from the General Manager, Parks, Recreation & Cultural Services), regarding the 2010 Olympic and Paralympic Games, be referred to staff for revision.

CARRIED

URBAN DEVELOPMENT DIVISION

6. **UPDATE: 2021 FLOOD PROTECTION AND MANAGEMENT STRATEGY**

(Report: Mar. 19/04, File No.: 6045-01) (REDMS No. 1127784)

The Manager, Policy Planning, Terry Crowe, introduced Tom Becker and Yaroslav Shumuk, of UMA Consulting, and Ian Chang and Bruce May, members of the Agricultural Advisory Committee.

Committee and staff then viewed a PowerPoint presentation on Richmond's Flood Protection and Management Strategy, during which, staff spoke further on:

- o flood threats
- o the amount of flooding which would result if Richmond dykes were breached in specific areas, with and without internal dykes (based on a modelling analysis)
- o the dredging of the Fraser River
- o the cost of constructing new internal dykes and improving the perimeter dyke
- o flood barriers as compared to traditional dyke structures
- o the summary of information which had been determined to date, i.e. internal dykes would not be effective for a breach of the perimeter dyke near the north end of No. 1 Road; internal dykes did minimize flood damage from dyke breaches in the Hamilton area; the strategy based on the construction of internal dykes was dependent on the location of the dyke breach; and the Highway 99/Knight Street corridor represented a most effective option
- o the preliminary findings of the strategy.

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Discussion then ensued among Committee members, staff and the delegation on dyking issues and possible recommended priorities. Also discussed briefly was the question of whether the City would be solely responsible for the cost of constructing a mid-island dyke or whether there would be other sources of funding available.

It was moved and seconded

That the report (dated March 19th, 2004, from the Manager, Policy Planning), regarding Update: 2021 Flood Protection and Management Strategy, be received for information.

CARRIED

7. **PARKING TICKETS**

(Oral Report)

Mr. Jim Hancock, accompanied by the Manager, Community Outreach, Don Pearson, were present to respond to questions. Advice was given that (i) tickets would only be mailed out in certain circumstances; (ii) staff would be submitting recommendations to Committee for amendments to the Parking (Off-Street) Regulations Bylaw, and (iii) the moratorium on the mailing out of tickets would result in tickets already issued being cancelled.

Discussion then ensued on the action of Bylaw Officers and the complaints being received from the public, during which, in response to questions, the following information was provided:

- o staff would be undertaking research on the City's current practices as compared to the practices of other jurisdictions, and hoped to report to the Community Safety Committee at its May meeting on this matter
- o while the research was being completed, there would be very few circumstances where the mailing out of tickets would be approved
- o there were no quota expectations of Bylaw Officers to issue a certain number of tickets in order to meet revenue generating policies
- o the report being prepared for the May Community Safety Committee meeting would include information on (i) the City's current policies and practices; (ii) the experiences of other municipalities with respect to their parking programs, and (iii) any other adjustments which could be made in the future; staff were also requested to include in the report information on how performance was measured; where revenue was being generated within the parking program; and a clearly defined description of the areas which were being enforced.

Reference was made to the rationale for the issuing of parking tickets, which was as a result of motorists parking in 'no stopping' zones. Confirmation was given during the discussion that Bylaw Officers were not operating under a quota system. The comment was made that the public must be advised of future proposed changes to the parking bylaw.

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Discussion also took place on the issue of leniency, and staff were requested to delineate in the May report, the use of warning tickets.

It was moved and seconded

That the oral report (from the Manager, Community Outreach), regarding the current parking ticket situation, be received for information.

CARRIED

8. COAST GUARD HOVERCRAFT

(Oral Report)

Mayor Brodie spoke briefly on the matter, noting that the Hovercraft 'Siyay' would be out of service for the next four to twelve weeks for repairs, and that alternate measures would be implemented in the event of an emergency occurring on the water. As a result of the brief discussion which ensued, the following motion was introduced:

It was moved and seconded

That a letter be written to the City's Members of Parliament, as well as to any Federal Ministers who might be involved, indicating that the hovercraft deficiency situation is unsatisfactory as it affects the potential safety of the people in and around Richmond.

Prior to the question on the motion being called, reference was made to concerns expressed previously by Council about the need for a new hovercraft, and the suggestion was made that reference to these concerns be included in the correspondence.

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

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (7:19 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, April 5th, 2004.

Mayor Malcolm D. Brodie
Chair

Fran J. Ashton
Executive Assistant, City Clerk's Office