



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: General Purposes Committee

DATE: June 18, 2001

FROM: Terry Crowe
Manager, Policy Planning

FILE: 0060-20-TRIC1

**RE: RICHMOND TRADE AND EXHIBITION CENTRE: A SECOND LOOK AT
TOURISM RICHMOND'S PROPOSAL FOR DEVELOPMENT OF THE FEDERAL
LANDS SITUATED SOUTHEAST OF ALDERBRIDGE WAY AND GARDEN CITY
ROAD**

STAFF RECOMMENDATION

That staff be directed to prepare a "vision" for the development of Sections 2 and 3 of 4-6, and examine the potential role of the proposed Richmond Trade and Exhibition Centre within that development, for consideration by Council.

Terry Crowe
Manager, Policy Planning

Att. 5

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Parks Design, Construction & Programs	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Recreation & Cultural Services	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Business Liaison & Development	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Land & Properties	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

STAFF REPORT

ORIGIN

Over the past several years, the City has had a number of opportunities to consider Tourism Richmond's proposal for the Richmond Trade and Exhibition Centre (RTEC). And during that time, it has offered encouragement in the form of staff time, its support of the hotel room tax, and its support of the project's previously proposed site at "Sun Tech City". Throughout this process, however, Council members have made it clear that they have reservations about the facility's market feasibility and wish to ensure that neither its development nor operation will expose Richmond to financial risk. These concerns, together with a number of new issues, arose most recently in February of this year.

On February 19, 2001, the General Purposes Committee of Council considered a report from staff regarding Tourism Richmond's proposal to develop the RTEC at the southeast corner of Garden City Road and Alderbridge Way (Section 3-4-6), on lands controlled by the Federal Government's Department of Fisheries and Oceans (DFO) (**Attachment 1**). The report originated with a request from Tourism Richmond that the City endorse their development proposal and approach the Federal government, on their behalf, to help secure land and funding. The intent of the report was to "broadly identify the potential benefit that the City may derive from the project and associated development, as well as areas of concern or uncertainty, as the basis for recommending a possible series of 'next steps'". In response, the Committee made a referral as follows:

"That the report (dated February 7th, 2001, from the Manager, Policy Planning), regarding the proposed Richmond Trade and Exhibition Centre, be referred to staff for the provision of more comprehensive information on the following 5 issues:

- *The market feasibility of the project;*
- *The project's impact on the Agricultural Land Reserve and possible compensation;*
- *Sports, recreation, and public open space, and their potential roles in the development of the Richmond Trade and ...[Exhibition]... Centre and the Department of Fisheries & Oceans site;*
- *The nature of development on the Department of Fisheries & Oceans land and its opportunities for Richmond; and*
- *The role of the City as the Richmond Trade and ...[Exhibition]... Centre and the Department of Fisheries & Oceans developments unfold."*

Committee members also expressed concern regarding the future of the Federal property controlled by the Department of National Defence (DND), immediately east of the DFO lands and bounded by No. 4 Road, Alderbridge Way, Shell Road, and Westminster Highway (Section 2-4-6) (**Attachment 1**).

In addressing the Committee's referral, the following report examines the potential significance of the RTEC in the development of the DFO and DND sites.

FINDINGS OF FACT**Descriptions of DFO & DND Sites**

ITEM	"DFO" 5560 Garden City Road	"DND" 5500 No. 4 Road
Owner	Department of Fisheries & Oceans (DFO)	Department of National Defence (DND)
Site Size	55.224 ha (136.5 ac) • "All" of Section 3-4-6	59.265 ha (146.5 ac) • "All" of Section 2-4-6
Land Use	Coast Guard communication towers and limited related structures set in an open field	Limited facilities for the 12 th Service Battalion, together with a very large area of brush and trees
OCP Designation	"Public and Open Space Use"	"Public and Open Space Use"
Area Plan Designation	<ul style="list-style-type: none"> Area: City Centre Designation: "Park" Policy: The site should be developed "with major athletic facilities". 	<ul style="list-style-type: none"> Area: West Cambie Designation: "Public, Institutional and Open Space" Policy: No specific policies
ALR	Yes, but the site has not been farmed.	Yes, but the site has not been farmed.
	<ul style="list-style-type: none"> The Land Reserve Commission has notified the City that upon devolution of the DFO site, the property will be fully affected by its ALR designation. Staff assume the same approach would be taken with the DND site. The mandate of the Agricultural Land Commission (ALC) is to preserve agricultural land and encourage farming. Removal of land from the ALR must result in a <u>net benefit to agriculture</u> (e.g. farmland or farming must be protected or enhanced). 	
Draft Agricultural Viability Strategy	<ul style="list-style-type: none"> Key Characteristics: Deep organic soils (e.g. more than 160 cm) suitable for a wide range of crops, and a high water table. Key Issue: Federal and City ownership has prevented farming. Recommendation: Work to encourage the sites' viable agricultural use. 	
ESA	No	<ul style="list-style-type: none"> Yes, EXCEPT for the small area around the military facility. In practice, the City does not enforce ESA designations if land is actively farmed, EXCEPT where structures are proposed or environmental buffers are considered necessary.
Zoning	Agricultural District (AG1)	Agricultural District (AG1)
Status/Timing	<ul style="list-style-type: none"> DFO has initiated a process for divesting itself of the subject site. DFO is working to relocate operations dependent on the site. No completion date has been set. No schedule has been set for subsequent phases of the process. 	<ul style="list-style-type: none"> It appears that local DND interests may wish to see the site maintained, but regional/national DND interests may be considering other options.

Tourism Richmond's Progress on the RTEC Project

Progress made by Tourism Richmond since Council members considered the RTEC in February of this year is described in an attached letter. In brief, Tourism Richmond has been in contact with a broad range of "key stakeholders including federal, provincial, and municipal politicians, land owners, real estate and business representatives, tourism organizations, and community groups", and has found positive support for their proposal "and interest in serving on a Task Force of Citizens to work with Council to provide input to the project and to assist in developing guiding principles, strategies, and plans" (**Attachment 2**).

2010 Winter Olympic/Paralympic Bid

On July 13, 2001, the location of the 2008 Summer Olympic Games will be announced. The Vancouver Whistler 2010 Bid Corporation feels that the Vancouver/Whistler region will remain a strong contender for future Winter Games regardless of the July announcement. If Toronto is unsuccessful in its bid for the 2008 games, this could strengthen the Vancouver/Whistler bid. Alternatively, if Toronto is successful, it may increase the chances of Vancouver/Whistler being awarded the 2014 Winter Games (similar to what happened in the case of Atlanta and Salt Lake City). In either event, the Bid Corporation has indicated that the proposed 400,000 ft² RTEC is their preferred venue, and perhaps only option, for the International Broadcast Centre, a "key part" of their bid package (**Attachment 3**).

The Bid Corporation estimates the economic impact of hosting the Games in the Vancouver/Whistler area to be \$1.2 billion in direct revenues, 25,000 jobs, and up to \$258 million in federal and provincial tax revenue. Funding of the Games is proposed as a \$225 million senior government-private partnership, with government funding focussing on the construction of facilities and public infrastructure (likely including improved transit between YVR/Richmond, Vancouver, and Whistler).

Tourism Richmond has targeted a federal investment of \$43 million towards development of the RTEC. Federal support for this investment could be greatly strengthened if the RTEC's role as the International Broadcast Centre for the 2008 Winter Games is confirmed through the bid preparation process leading up to the formal bid submission in January 2003. The host city of the 2008 Winter Games will not be announced until Summer 2003.

Position of the Richmond Sports Council (RSC)

In May 2001, the Sports Council considered Tourism Richmond's concept for development of the DFO lands and expressed concern that the 9 acres allocated for sports and recreation is "grossly inadequate", especially in light of the need for quality outdoor fields. The RSC met to further consider Tourism Richmond's proposal on June 23, 2001. The results of that meeting were unavailable at the time of preparing this report, however, a letter from the Sports Council is attached (**Attachments 5**).

Status of Richmond's Economic Development Strategy

It is anticipated that the strategy will be complete, in draft form, this fall. It is not the purpose of the strategy to take an in-depth look at individual projects, such as the RTEC. Instead, it will consider the RTEC and other economic initiatives in terms of their potential impact on various sectors of the economy. If findings suggest that the RTEC is of special significance, this will be highlighted, together with appropriate recommendations.

ANALYSIS

In February, staff reported on five key issues affecting Tourism Richmond's proposal for the development of the Richmond Trade and Exhibition Centre (RTEC) on the DFO site:

- Market feasibility of the trade and exhibition centre;
- The Agricultural Land Reserve;
- Sports, recreation, and open space;
- Form of development; and,
- Richmond's possible role in the project.

That report focussed largely on the RTEC as the catalyst for the City's involvement in the future of those lands. Members of Council did not concur with that interpretation of the situation, and expressed reservations with the uncertainty surrounding the future of the DFO site and the apparently escalating role of the City. It appears that by targeting the DFO lands for the development of the RTEC, Tourism Richmond introduced such a complex set of issues for the City to consider that the facility has, in effect, become secondary in importance to the future of its proposed site. ***How then should the City deal with Tourism Richmond's request that Richmond formally approach the Federal government regarding the trade and exhibition centre's land and funding needs?***

What is driving development of the DFO site? And, how may it affect the RTEC?

It appears that economics will likely be a key force driving development of the DFO site. In addition, the Federal Government may be interested in satisfying broader social/economic objectives. Given this, the RTEC's success in securing its proposed location may depend on the economic viability of the overall site, coupled with the "value added" by the exhibition facility and its ability to help meet Federal Government objectives (i.e. Olympic bid).

- The DFO is currently undertaking a process to determine if its Alderbridge/Garden City site is truly surplus to its needs. From discussions with DFO staff, it appears that DFO, like any land owner, must consider the "bottom line". If there is no opportunity for the DFO to realize a significant economic return, there may not be an adequate incentive for it to divest itself of its site. This does not mean that economics is the only thing driving DFO's decision, but its importance should not be underestimated.
- First Nations groups, several of which are expected to lay claim to the site if the DFO formally declares it surplus, are similarly expected to have great interest in the potential economic return that may be derived from development of the property. In fact, based on the recent experiences of Tourism Richmond's consultants, the Spaxman Consulting Group, elsewhere in BC, the affected native groups may be motivated to waive possible control of the site if they can instead secure economic benefit through its development.
- Information from Tourism Richmond suggests that federal interests go beyond direct economic benefits (i.e. land values, employment, etc) to include special national and/or regional initiatives (i.e. the economy, sports, youth, poverty, education, etc). A trade and exhibition centre could be such an initiative, as could be, among other things, the International Media Centre for the 2010 Winter Olympic Games or a permanent home for the National Sports Centre – Greater Vancouver (e.g. one of seven multi-sport training centres across Canada). Both of which have been suggested for the site.

What role should the DFO site play in regard to sport, recreation, and open space?

Assuming that economics and federal economic/social objectives will be the key factors driving development of the DFO site, Richmond's significant sports, recreation, and open space objectives may be most readily accommodated if they are "accessory" to initiatives targeted for the site by senior government.

- The DFO lands have long been identified by Richmond for the provision of high quality sports facilities, including the replacement of the Minoru Park stadium. The site has also been earmarked for a 5-10 acre neighbourhood park to make up for parkland lost through the development of Kwantlen University College, a possible community centre to serve the City Centre, and recreational linkages with the Nature Park and surrounding neighbourhoods. Conceivably, these local sports and recreation needs could fill the entire DFO property, as was suggested under the City Centre Area Plan, but what would compel the Federal Government to agree to such a proposal? If economics are truly the driving force behind development of the site, it seems unlikely that such a large and prominent piece of land would be made available to the City at a nominal charge. More affordable scenarios would likely require Richmond to either significantly reduce the amount of land it requires for sports and recreation, or to piggyback local needs on those of senior government. In the latter case, for example, an International Media Centre built for the Olympics could convert not only to the RTEC, but also to a community centre; or, a permanent facility for the National Sports Centre – Greater Vancouver (e.g. one of seven multi-sport training centres across Canada) could be designed to allow use by the local sports community. Even parking areas could be designed to accommodate artificial turf fields, either seasonally (e.g. as proposed at Riverport) or on structures.

What role should the DFO site play in regard to agriculture?

Again assuming that economics and federal objectives will drive development of the DFO site, the question is not if the DFO site (or a portion of it) will be removed from the ALR, but how to achieve the best "net benefit to agriculture" as a result of its removal.

- While both the provincial Land Commission and Richmond have policies in place encouraging agricultural use of the DFO and DND sites, the Federal Government is not obliged to comply with them. The position of the City and Province is further weakened by the fact that neither has a well-considered vision of what agriculture should look like in these specific Richmond quarter-sections. In addition, given the numerous strengths of the DFO property as a development site (i.e. City Centre location, proximity to the airport, good access, mountain views, etc), the Federal Government's expected interest in realizing an economic return from its land, and the lack of any strong federal mandate to encourage agriculture, there is little reason to expect that it would be interested in putting much of the DFO site to agricultural use.

The future of agriculture is made to appear bleaker by the large numbers of urban uses that are competing for space on the DFO site. With everything from the RTEC to sports facilities, and business to educational uses, not only is it easy to imagine that the DFO site could be completely redeveloped to urban uses, but also that those uses could expand onto the DND site. This, in turn, could bring an end to farming in the McLennan area and threaten the future of farming elsewhere in the city.

Having said this, however, it should be remembered that the Federal Government has a history of working to achieve solutions that are agreeable to all levels of government where their land is involved (i.e. YVR and Fraserport). The challenge before the City and the Province will be to clearly articulate their objectives and the terms under which urban uses may be developed on the DFO/DND lands in order that they can be better represented. Could, for example, the DFO site be removed from the ALR if the Federal Government committed to the development of the DND site with a major agricultural initiative designed to enhance the viability of farming all across Richmond (i.e. an experimental farm operated by UBC or Agriculture Canada)? As for the RTEC, it may have no role to play in regard to farming or, as suggested in staff's report to Committee earlier this year, it could benefit Richmond agriculture through its ongoing promotion.

How can City concerns regarding the market feasibility of the RTEC be addressed?

While there is no guarantee that the RTEC will remain viable over the long-term, the City of Richmond can:

- i. Protect itself from possible financial impacts; and*
 - ii. Aim to ensure that nothing is compromised that could reduce the facility's ability to be competitive and adaptive to changing market conditions.*
- Market research done to date on behalf of Tourism Richmond indicates strong support for the proposed RTEC. However, changing market demand, competitive facilities, and other factors will affect the performance of the RTEC over time. As a result, the question that is repeatedly asked is whether or not the RTEC will be able to adapt to meet those changing conditions? Unfortunately, even though there will be additional reviews of Tourism Richmond's proposal by a variety of levels of government and the private sector prior to any development proceeding, like almost any other large-scale commercial venture in Richmond, there will be no way to guarantee its future success. The more important question the City needs to ask, therefore, is what does this uncertainty mean for Richmond?

Firstly, members of Council have stated on a number of occasions that they do not support the financial involvement of the City in the RTEC's development or operation, with the possible exception of owning the site upon which the facility is to be built. Given the somewhat unpredictable nature of trade and exhibition centres and the City's limited resources, this seems prudent and will protect Richmond taxpayers from unforeseen financial burdens and risks.

Secondly, however, it is not enough for the City to buffer itself against changing financial conditions. A successful trade and exhibition could be a boon to the local economy and a source of pride for the community, while an unsuccessful facility could do just the opposite. To be truly successful over the long-term, the RTEC needs to be well designed to meet its projected market (e.g. 400,000 ft², not 200,000 ft²). It also needs to be more than a "black box" with interesting things on the inside. It needs to contribute to Richmond, the City Centre, and interesting things all around it. It needs to be a very high quality facility set in a very high quality environment. It needs to be integrated into an attractive, pedestrian-friendly, transit-oriented, urban setting offering a range of amenities of interest to exhibition visitors. And, it needs to be an ongoing focus of community activity – a real source of pride.

What role should Richmond play in development of the RTEC and the DFO site?

The City should prepare a preliminary "vision" for the DFO lands, together with the adjacent DND site, as the basis for:

- i. Approaching senior government and other affected parties regarding Richmond's interest and role in any future development of those lands; and*
 - ii. Determining the potential role of the RTEC in that development.*
- Independent of Tourism Richmond's proposal for the RTEC, the Federal Government appears to be moving towards the development of the DFO lands, which will, in turn, have implications for the future of the DND site and much of Richmond. And, while the City and various special interest groups have long targeted the DFO lands for their use, Richmond has no comprehensive vision either for it or for the manner in which it should be knit into the surrounding community. Similarly, the City has no vision for the RTEC and, thus, is unable to thoroughly evaluate Tourism Richmond's proposal. To address this situation, the City needs to take steps to ensure that it can effectively coordinate and represent the community's objectives and values. This is especially important in light of the site's varied and competing interests, the complexity of devolving federal land, and possible time-sensitive uses. On this basis, it appears appropriate that the City:
 1. Consult with the public, community groups, and stakeholders regarding their objectives for the DFO and DND lands (e.g. via discussions, meetings, and focus groups);
 2. Prepare a "vision" for the area, including an inventory of opportunities and constraints, a set of guiding principles, key objectives, and a preliminary land use plan;
 3. Evaluate how the RTEC may best fit into the vision (e.g. a stand-alone facility or in combination with community or other uses); and
 4. Approach the Federal Government and other affected interests with the aim of working cooperatively towards achieving the vision.

RECOMMENDATIONS:

1. That staff consult with the public and prepare a "vision" for the DFO/DND site, together with an evaluation of how the RTEC may best fit into that vision, for consideration by Council. (**Attachment 4:** "Terms of Reference to Prepare A Vision for the Future Development of Sections 2 & 3 of 4-6")
2. That Richmond not consider if or in what capacity it should formally approach the Federal Government on behalf of Tourism Richmond until such time that the City has determined the preferred role of the RTEC in development of the DFO/DND sites.

OPTIONS:

- Approval -** On the basis that it is in the City's best interest to determine how it would like to see the DFO/DND sites developed and how the RTEC may fit into that development, prior to any formal discussions with senior government, etc;
- Referral -** On the basis that additional information is required prior to determining an appropriate course of action; *OR*
- Denial -** On the basis that it is premature for the City to undertake any planning of the DFO and DND lands.

FINANCIAL IMPACT

There is no financial impact at this time.

CONCLUSION

On February 19, 2001, Council considered a report from staff addressing a proposal by Tourism Richmond to develop the Richmond Trade and Exhibition Centre (RTEC) on the DFO site, land owned by the Federal Government at the southeast corner of Alderbridge Way and Garden City Road. Issues specific to Tourism Richmond's proposal were largely overshadowed by concerns related to the site and the City's possible role in the RTEC project. As a result, staff were directed to provide Council with additional information. In reconsidering Tourism Richmond's project and proposed site, it appears, from a City perspective, that the development of the DFO/DND lands is the more significant issue, and that the City cannot adequately evaluate the RTEC until it understands what the future holds for those lands. On that basis, staff recommend that a "vision" be prepared for the DFO/DND site, after which the appropriate role of the City in the RTEC project may be determined.



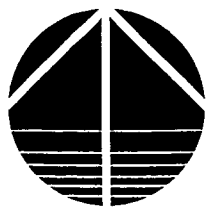
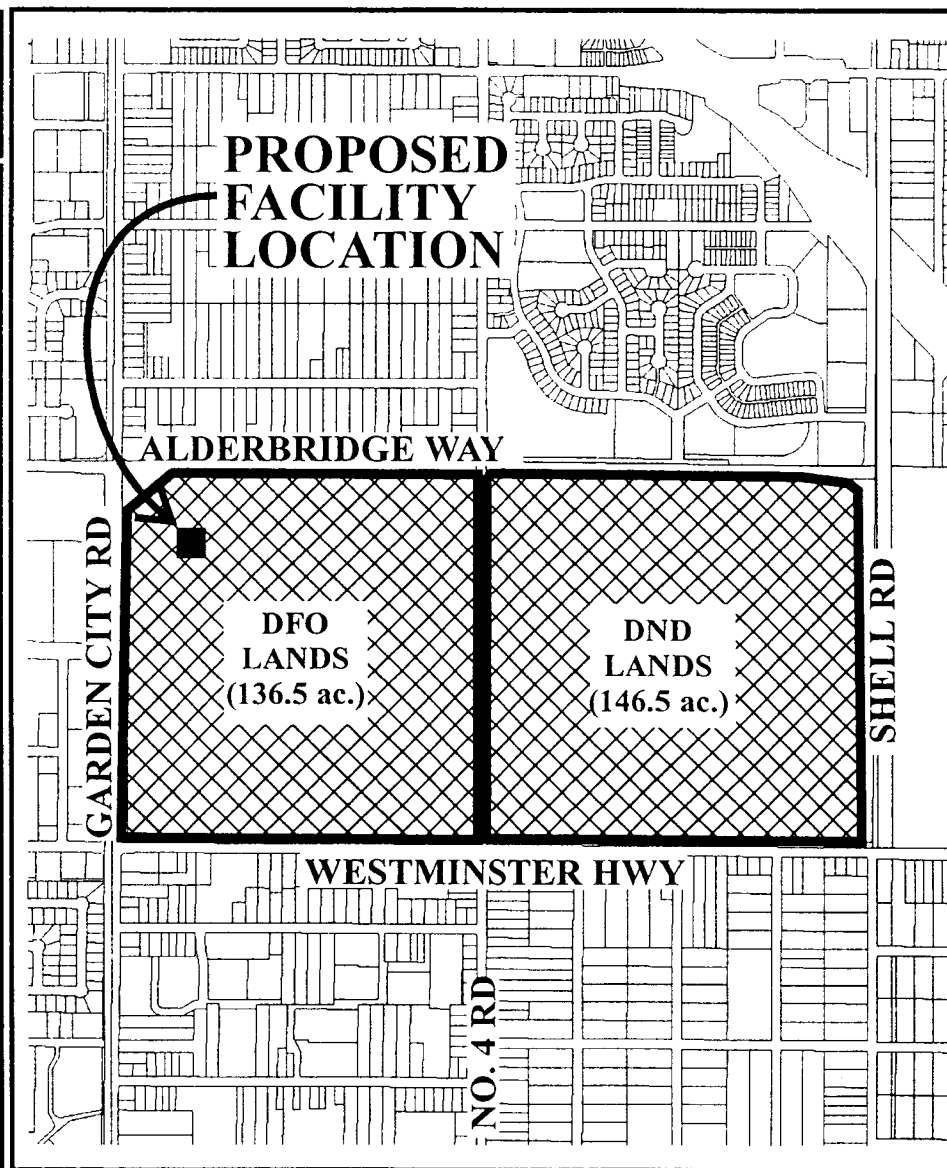
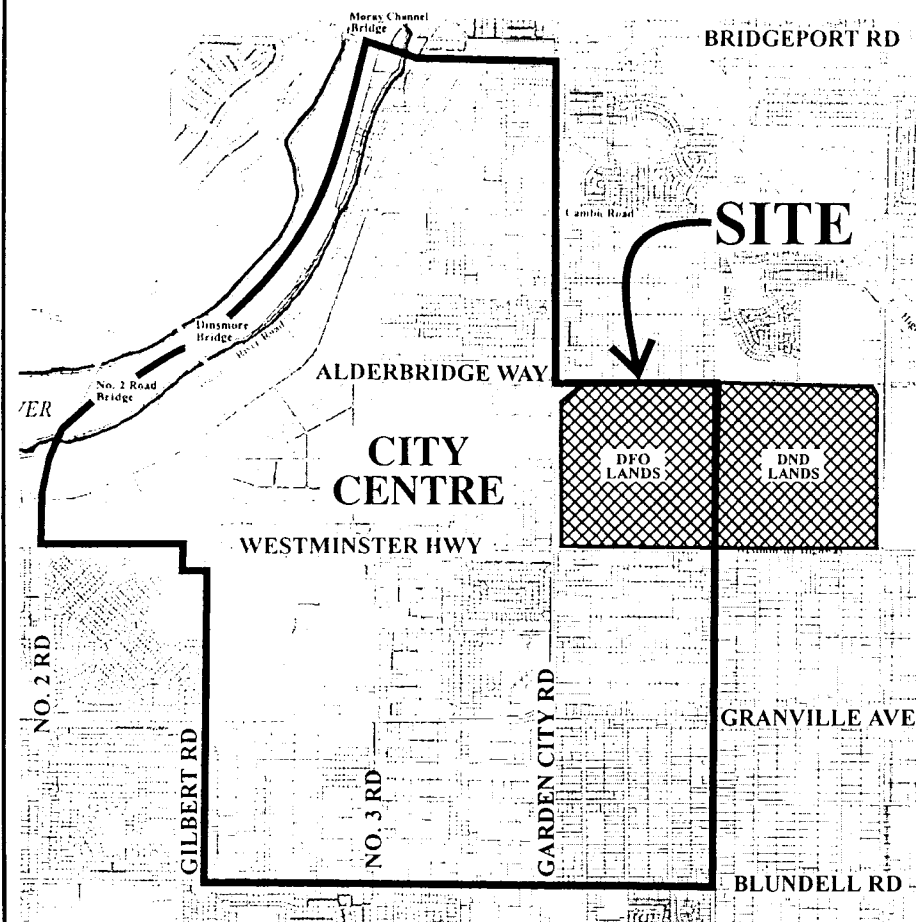
Suzanne Carter-Huffman
Senior Planner/Urban Design

SPC:cas



City of Richmond

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Proposed Site of the Richmond Trade & Exhibition Centre

Original Date: 02/05/01

Revision Date: 05/31/01

Note: Dimensions are in METRES



June 14, 2001

Ms. Suzanne Carter-Huffman
 Senior Planner – Urban Design
 City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1

Dear Suzanne:

Re: Proposed Richmond Trade and Exhibition Centre

As requested, the following is a summary of our contacts and discussions with numerous key stakeholders including federal, provincial and municipal politicians and officials, land owners, real estate and business representatives, tourism organizations and community groups. We have generally received positive feedback from our contacts to secure project support and endorsement. We are continuing to confirm funding and land commitments.

The following outlines recent communications with key contacts.

Federal Politicians and Officials

- Meetings with the Federal Ministers of Finance and Fisheries and Oceans to inform them about the project, the proposed DFO site, the benefits to all levels of government and the project's significance as an economic initiative. We continue to seek their advice regarding the DFO site and project funding. We have continued to liaise and meet with federal officials from the Department of Fisheries and Oceans at national and regional levels, Industry Canada and the Canada Lands Company to inform and be informed about the progress on the land devolvement process. These meetings have been positive and we continue to provide updates as we progress with the project.
- Briefing the Prime Minister's Office on the proposed Centre. The PMO has advised that this is a good economic initiative and has asked to be kept informed on the project.
- Meetings and on-going liaisons with the federal MP for Richmond, who is very supportive and wishes to be kept informed and involved. He is providing feedback and advice on strategies to achieve further progress on the project.

Provincial Politicians and Officials

- Meetings with the provincial Liberal MLA's for Richmond (pre June 2001 Provincial Election) to present and discuss the proposed project. The MLA's are very positive about this initiative and recommended we make a presentation to the Liberal Committee on the Economy. This was facilitated in March, with positive results. The Committee advised that in terms of provincial funding, health and education are their highest priorities. These priorities could be addressed on the DFO site as part of the larger multi-use/multi-focus development proposal.
- Meetings and on-going communication with the provincial ADM for Trade & Investment (now the Ministry of Competition, Science and Enterprise) to present the project, obtain advice on funding, process, contacts, strategies, etc. He is very supportive of the concept and continues to provide good strategic advice in a number of areas.
- Meeting and discussions with the Chief Executive Officer of the Provincial Land Reserve Commission. It seems that the site could be considered for exclusion from the ALR, due to the quality of the soil and it's "urban shadow" location.
- Meetings with the Chief Executive Officer and General Manager of the Vancouver Whistler 2010 Olympic Bid Corporation. They are very interested in the potential of the Centre to provide an International Broadcasting Centre for the Olympics, with specific reference made to the advantages of the centre's location. Tourism Richmond has contributed to the Bid Corporation's funding and cooperative programming in order to enhance Richmond's opportunities for the Centre and other marketing activities.

Municipal Politicians and Officials

- Meetings, presentations and discussions with the Mayor and Councillors, to secure Council's endorsement of the concept and their leadership in approaching the federal government to secure the lands. In addition, we are seeking their assistance in gaining federal and provincial funding to work with the federal government in preparing a comprehensive plan for the lands.
- Meetings and discussions with senior City of Richmond staff in order to effectively communicate our recommendations to Council.

Education

- Meetings and discussions with the Presidents and senior staff of Kwantlen College and BCIT regarding their expansion plans and possible interest in the DFO site. Discussions have been positive with both expressing interest in the planning for the federal land. They have requested that we continue to keep them involved with the project.

Real Estate, Business, Hospitality and Tourism

- Meetings to discuss the proposed trade and exhibition centre and opportunities for public and private partnerships in the creation of a new regional focus for trade, business, high tech, education and community activities. We've met with numerous individuals representing a broad range of interests. This includes real estate developers, landowners, investors, chambers of commerce, high tech industry, key community business representatives, tourism organizations, trade and exhibition owners and other service providers. PavCo the provincial crown corporation who operate the Vancouver Convention and Exhibition Centre and Tourism Vancouver support the concept and have been very helpful in developing our market research. The Vancouver International Airport Authority is also very interested in the project.
- Keeping members of Tourism Richmond (who collectively represent a broad range of tourism and hospitality businesses) informed and involved in the project. As you are aware, the hotel industry has invested in this initiative through the 2% Hotel Tax.
- Meetings and contacts with a number of communications strategists and potential lobbyists to garner support and funding for the project.

Community

- Meetings with a number of organizations and individuals to inform and involve them in the project. The City Centre Community Association is very supportive and excited about the potential of being part of a new multi-use centre for Richmond. They are very supportive and excited about the possibilities of getting a community-oriented centre on part of the site.
- The Richmond Sports Council also wishes to be part of a new multi-use centre and is looking for approximately 15 acres to accommodate a major facility for indoor sports and recreation as well as outdoor field sports. The Richmond Track and Field Club has also expressed interest and support for the project.
- Through our meetings with community representatives, we have learned that there is considerable support for and interest in serving on a Task Force of Citizens to work with Council to provide input to the project and to assist in developing guiding principles, strategies and plans.

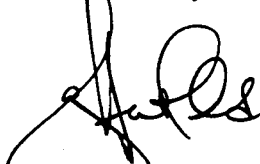
We are continuing to work with federal, provincial and municipal politicians, business and financial representatives and community stakeholders. In the near future, we will be arranging to meet with and brief the new provincial MLA's and senior staff.

We expect that in the coming few weeks Canada Lands and Fisheries and Oceans will initiate formal discussions with the City. At that time the Federal government's strategy and timeline will become evident. As part of this dialogue, the City and senior governments will begin to define the benefits each hopes to achieve from the Trade and Exhibition Centre as the catalyst for economic development of the federal lands.

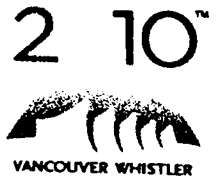
We are very encouraged by the positive responses of the many people and organizations we are in contact with and look forward to continuing our liaison with the City as these exciting possibilities move closer to implementation.

We look forward to working with you toward the development of the Richmond Trade & Exhibition Centre.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Gloria Hatfield', written over a circular stamp.

Gloria Hatfield
President



April 26, 2001

Ms. Gloria Hatfield,
President
Tourism Richmond
#250 – 8260 Granville Avenue
Richmond, B.C. V6Y 1P3

Dear Ms. Hatfield:

On behalf of the Vancouver Whistler 2010 Bid Corporation, I would like to thank you and your organization for your foresight in creating plans for the Richmond Trade and Exhibition Center.

As you know, the proposed Richmond Trade and Exhibition Center is the only facility in the region that we have identified as being suitable as a venue for the International Broadcast Center (IBC) should we be successful in winning the 2010 Winter Olympics.

The IBC is a critical component of any Olympics and the Richmond center is considered as a very desirable location. We are not currently considering any alternative venue because, quite frankly, we don't think it exists.

Please consider this letter in support of the commendable initiatives of Tourism Richmond in creating the Richmond Trade and Exhibition Center which will have not only tremendous economic, social and cultural value to the city but also is a key part of our Bid to bring the 2010 Winter Olympics to British Columbia.

Sincerely,

Donald A. Calder
Chief Executive Officer

DAC:ds

*Terms of Reference to Prepare***A VISION FOR THE FUTURE DEVELOPMENT OF
SECTIONS 2 & 3 OF 4-6**

Purpose	<p>To prepare Richmond's "vision" for the future development of Sections 2 and 3 of 4-6, lands currently owned by the federal Departments of National Defence (DND) and Fisheries and Oceans (DFO) respectively (see Attachment 1), as:</p> <ul style="list-style-type: none"> • A basis to better understand and coordinate: <ul style="list-style-type: none"> i. City and stakeholder objectives; ii. The development potential of the affected lands; iii. Possible development impacts on surrounding areas, agriculture, etc; and iv. The potential role of the Richmond Trade and Exhibition Centre. • A foundation for future discussions with Tourism Richmond, senior levels of government, and other interests affecting the long-term use of the lands.
Product	<p>The "vision" will provide a management framework and establish a preferred development concept for the DFO/DND site. It will take the form of a preliminary land use plan, together with a set of guiding principles and objectives. It is not the intent of the "vision" to prescribe any specific role for the City in the development of the DND/DFO lands, as this would be premature. The "vision" will, however, identify opportunities and constraints that may affect the City's ultimate role and influence future decisions in this regard.</p>
Process	<p>Work will be undertaken by a multi-disciplinary City staff team, led by the Policy Planning Department.</p>
Step 1:	<p>Background:</p> <ul style="list-style-type: none"> - Gather data, policies, etc. relevant to the site and its surroundings. - Through consultation with specific stakeholders (i.e. senior governments, Tourism Richmond, Richmond Sports Council, Richmond Farmers Institute, etc), identify stakeholder needs and objectives. - Identify opportunities and constraints to development.
Step 2:	<p>Principles:</p> <ul style="list-style-type: none"> - Based on the findings of Step 1, identify the key principles and objectives that will guide the preparation of development options.
Step 3:	<p>Options:</p> <ul style="list-style-type: none"> - Prepare a range of development options (e.g. alternate "visions", such as "all agriculture", "mixed use", etc). - Review the options with stakeholders. - Evaluate the options based upon the guiding principles, objectives, and stakeholder input (e.g. identify the pros, cons, and implications).
Step 4:	<p>"Vision":</p> <ul style="list-style-type: none"> - Select and refine the preferred option. - Review the "vision" with stakeholders. - Review the "vision" and possible next steps with Council.
Timing	<p>Completion: December 2001</p>

**LETTER FROM THE
RICHMOND SPORTS COUNCIL**

Richmond Sports Council
c/o 6331 Bouchard Court
Richmond BC V7C 5W3
604-275-0322

26 June 2001

Ms. Suzanne Carter-Huffman
Urban Development Division
City of Richmond
6911 No 3 Road
Richmond BC
V6Y 2C1

Dear Ms Carter-Huffman;

The Richmond Sports Council has met and discussed the DFO/MOT/DND lands. As you are aware we have been advocates for the land to be obtained by the City of Richmond and be used for sport/recreation/park. This use would be in agreement with the OCP. The Sports Council has, over the past number of years, expressed to Council the need for more quality playing fields. It follows that our vision for sport on these lands would be a complex of fields which would be used for field hockey, soccer, rugby and football. These would be a mix of artificial turf and grass. A track with stadium and grass infield is also recommended. There would be a need for a field house with washrooms, showers, concession and parking.

We have met with Tourism Richmond and have indicated to you our concern re the small allocation of land for sport and recreation. The proposal for the Trade and Exhibition Centre is linked to the 2010 Whistler Olympic bid. We are supportive of this bid and are facilitating a meeting for community sports people with Lizette Parsons of the bid committee in order to inform the community of the bid plans including the legacies which could be a part of a successful bid. It would be ideal if the DFO/MOT/DND lands were a part of these legacies.

It is our understanding the Richmond Parks, Recreation and Cultural Services Division are undertaking a needs assessment. A focus of the assessment will be the benefits of sport and physical activity to the community. These benefits are multi faceted and include healthier lifestyles, tourism, reduced youth problems, and financial value to businesses in the community with tournaments etc. Sports Council looks forward to being a large part of this process through consultation and supplying of information gathered in the past in the form of the Richmond Sports Council Facilities Report and updated information which can be supplied by the sport groups. We would like to see a continuance of Richmond's strong and lengthy history as an active sport and recreation community.

Sincerely,



Cheryl Taunton
Chairperson