



## Parks, Recreation & Cultural Services Committee

Date: Tuesday, October 29, 2002  
Place: Anderson Room  
Richmond City Hall  
Present: Councillor Harold Steves, Chair  
Councillor Linda Barnes, Vice-Chair  
Councillor Lyn Greenhill  
Councillor Sue Halsey-Brandt  
Councillor Bill McNulty  
Call to Order: The Chair called the meeting to order at 4:00 p.m.

### MINUTES

1. It was moved and seconded  
*That the minutes of the meeting of the Parks, Recreation and Cultural Services Committee held on Tuesday, September 24, 2002, be adopted as circulated.*

**CARRIED**

At this point it was agreed that 'Port of the Year Award' be added to the agenda as item 6a.

### PARKS, RECREATION AND CULTURAL SERVICES DIVISION

2. **2004 MEMORIAL CUP BID LETTER OF SUPPORT**  
(Report: October 15/02, File No.: 7000-01) (REDMS No. 879880, 874354)  
It was moved and seconded  
*That a letter supporting the bid for the 2004 Memorial Cup be forwarded to Mr. Ron Toigo, President of Vancouver Giants Hockey Team.*

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Prior to the question being called, in response to a question, the General Manager, Parks, Recreation and Cultural Services, Cathy Volkering Carlile, said that Mr. Toigo had been advised that should the recommendation be endorsed at the next meeting of Council, the requested November 1 receipt of the letter could not be met. Ms. Volkering Carlile also confirmed that there are no financial expectations of the City.

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

## 3. **YOUTH OUTREACH PROJECT**

(Report: October 17/02, File No.: 1085-01) (REDMS No. 882696)

It was moved and seconded

***That bridge financing of \$49,000, from the City's Casino Grants Fund, be allocated to continue the Youth Outreach Project from January to May 2003.***

Prior to the question being called the Director, Recreation and Culture, Kate Sparrow, in response to a question, said that advice had been received from the Finance Department that sufficient monies were available in the Casino Grants Fund for this project. In addition, a final decision will be made as to whether the program will continue as an ongoing program.

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

## 4. **IMPERIAL LANDING WATER LOTS**

(Report: October 24/02, File No.: 4060-05-03) (REDMS No. 888288)

It was moved and seconded

***That:***

- (1) the current park/trail program in front of the Imperial Landing water lots as the primary vision for this upland area, be maintained; and,***
- (2) staff further explore the development of the City water lots in front of Imperial Landing.***

Prior to the question being called a discussion between staff and Committee members ensued on the estimated options and costs of filling Lot H. The discussion identified that further geotechnical studies would be necessary for the determination of what buildings could be supported on the site. In addition, advice was given that the existing servicing agreement with Onni Development would have to be opened as the dyke structure is included within the agreement. It was requested that future material on this issue include i) a table outlining the possible options; and ii) a map or diagram identifying those options. Cllr. Steves made the suggestion to staff that the geological reports for the Murikami Boathouse and Boatworks, the Kishi Boatworks and the Britannia Apartments be reviewed.

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Mr. Douglas Day, First Capital Cambridge Inc., read the submission which is attached as Schedule 1 and forms a part of these minutes. Mr. Day then said that the proposal needed a leap of faith in order to proceed, and he, citing the benefits to taxes, economic development, jobs and improvements, encouraged Council to support the proposal.

Ms. Erika Simm, a Richmond resident, also encouraged members of Council to review the proposal and the huge opportunities it offered.

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

It was moved and seconded

***That the presentation material of Mr. Doug Day be referred to staff for their review.***

Prior to the question being called interest was expressed for this, or a similar, type of development on the site. In response to questions, Ms. Volkering Carlile said that service agreements and regulatory issues would be reviewed, and a proposal call, which would include the proposal of Mr. Day, opened. A request was then put forth that a status report on those agreements including a clarification from the Law Department, and an interim report, be provided.

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

### 5. **REQUEST FOR FUNDING BY THE RICHMOND KINSMEN CLUB FOR ILLUMINATED DISPLAYS AT THE RICHMOND NATURE PARK**

(Report: October 23/02, File No.: 1085-01) (REDMS No. 886447, 885904, 591162)

It was moved and seconded

***That:***

- (1) a one-time expenditure of \$15,000, for the purchase of illuminated displays, to be taken from the Council Contingency Fund, be approved; and***
- (2) staff develop a Contribution Agreement with the Richmond Kinsmen Club outlining the terms (Attachment 2).***

Prior to the question being called the Director of Parks Operations, Dave Semple, briefly reported on recent meetings held with representatives of the Kinsmen Club. A discussion then ensued during which information was provided that– i) a schedule of expenses would be included in the agreement; ii) the City would own all of the assets; iii) the City's role would be facilitator; and iv) sensitivity to the program's affordability was evident.

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

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### **6. CONTINUATION OF SERVICE LEVEL REVIEW - LIBRARY** (File No.: 0340-20-CSER1)

The Chief Librarian, Greg Buss, said that the Richmond library was highly successful in meeting the high level demands of the public. In addition, in cognizance of the City's financial situation, the Library Board's interest was in finding ways and means of raising service levels even higher without significantly increasing costs. In response to questions, Mr. Buss then provided the following information:

- internet resources are much less expensive to maintain and develop;
- electronic checkouts are efficient in meeting fast growing demand without adding additional staff;
- automated check-ins are being considered;
- a comparison of the Ironwood Branch, at \$800,000 per year staffing costs, to a similar sized New Westminister Branch, at over \$2M per year staffing costs, was significant;
- retrofitting other branches to the Ironwood model of efficiencies was difficult although it was felt efficiencies at Brighthouse could be improved;
- a program that has Teen Council students attend the Seniors Centre to provide computer assistance was one example of the library's superb ability to leverage services. This ability provides a tremendous benefit to the community without additional costs;
- an expansion of existing programs, such as those for teens and seniors, was anticipated by bringing together existing community groups;
- the go ahead for an East Richmond Library branch was anticipated for January 1, 2003. The operating costs of the Branch, approximately \$320,000 would cover staffing, maintenance, utilities and the lease;

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- in response to how a 1 to 5% library cost reduction might be achieved, Mr. Buss said a reallocation of staff from the Brighthouse computer lab; improving display shelving and automatic check in were possibilities.

The Chair thanked Mr. Buss for his excellent presentations over the two meetings.

### **6a. PORT OF THE YEAR AWARD**

The Chair reported that the attendance of City staff members at the presentation of the award was under consideration. Discussion then ensued on the feasibility of volunteer members of the Tall Ships Event also attending the event. Noted to be of key importance was the need to amass information on the critical areas of waterfront, programs and volunteers, that would be required for the report on the City's first right's refusal for a 2005 Tall Ships Event.

It was moved and seconded

*That one volunteer from the Tall Ships Event, as determined by the General Manager, Parks, Recreation and Cultural Services, be funded, from the Council Contingency Fund, to attend the Port of the Year ceremonies to be held in Fall 2002.*

**CARRIED**

The Chair noted that Item 6a. should be included as an item on the agenda for the General Purposes Committee meeting scheduled for November 4, 2002.

### **7. MANAGER'S REPORT**

The Manager, Parks Administration and Programs, Mike Redpath, reported that the installation of artificial turf on Minoru 2 was going well and that the perimeter fencing was expected to be completed by the end of the week. Additional resources would be placed at the construction site during the fireworks display on October 31<sup>st</sup>.

The Director of Parks Operations, Dave Semple, reported that community firework displays would be held in Hamilton and Sea Island on October 31<sup>st</sup>.

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### ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (5:58 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Parks, Recreation & Cultural Services Committee of the Council of the City of Richmond held on Tuesday, October 29, 2002.

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Councillor Harold Steves  
Chair

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Deborah MacLennan  
Administrative Assistant

## FIRST CAMBRIDGE CAPITAL INC.

### INVESTMENT BANKERS

October 28, 2002

Parks, Recreation & Cultural Services Committee  
City of Richmond  
Richmond, B.C.

Dear Members of the Committee,

Further to our letters to Council dated November 15, 2001 and October 21, 2002 (copies enclosed) we pleased to make this submission for a Private Sector solution to the development of the "Imperial Landing" water lots.

We have had the opportunity to review the staff report to your Committee on this subject dated October 24, 2002 and would make the following comments:

1. Under option 2, staff report that construction of a structure over the water lots was not part of the community consultation process.....and goes on to say that... the OCP does not specifically address the re-establishment of decking and buildings over the water lots. The report then goes on to say that the OCP states in part "Where buildings or structures extend out over the water, developers will be encouraged to incorporate innovative designs to ensure public access along the water side of these developments.
2. We feel that buildings on these water lots was always to be a part of the process and in fact the Council Resolution at Third Reading of this somewhat controversial re-zoning specifically granted the Steveston Fisheries Alliance one year to come up with a plan and make a deal with B.C.P.L (1999 Ltd.) the previous owner of the uplands and holder of the waterfront lots. The City of Richmond was deep into this area as well, and even issued a short notice proposal call for the development of the water lots and the preservation and restoration of the Historic Brunswick & Imperial Cannery buildings. Before the proposal call period had even expired B.C.P.L. smashed the Historic Cannery buildings into the Fraser River.
3. Therefore, let us not be led to the conclusion that buildings over these water lots were not anticipated by the Public, the upland property owners and Council.

We cannot re-do the past but we can move forward for the future. We propose to put in areas shown as A, B, C & D a first class marina & restaurant complex similar to the Coal Harbour Marina & Cardero's Restaurant in downtown Vancouver. There would also be a fish market to rival Pike's Place Market in Seattle. Our partner in this proposal would be

Mr. Brent Davies, the owner of Cardero's Restaurant and who also owns the Teahouse Restaurant in Stanley Park, the Season's Restaurant in Queen Elizabeth Park and the Sandbar Restaurant on Granville Island (formerly Mulvaney's). Mr. Davies also is a partner in the Flying Beaver Restaurant on Sea Island, and the original Shark's Club on West Georgia Street. Mr. Davies is probably the best operator of first class Restaurants in Western Canada.

Will there be permitting problems with what we propose - yes

Will there be construction problems - yes

Will there be environmental problems - yes

Will there be a myriad of other problems - yes.

That is what the Private Sector is all about. Coming up with a vision for something exciting and profitable. Then overcoming all the obstacles in the path of success. It is called Persistence

Nothing in the world can take the place of persistence

Talent will not - nothing is more common than unsuccessful people with talent

Genius will not - unrewarded genius is almost a proverb

Education will not - the world is full of educated derelicts

PERSISTENCE & DETERMINATION ALONE ARE OMNIPOTENT.

Our President and owner, Mr. Douglas R. Day is not that talented, is certainly not a genius, and is not well educated (Grade 12 - Class of '65)

However he is a persistent and determined individual who has built and or financed literally billions of dollars worth of projects over a span of the past 34 years, including the award winning Holiday Inn Hotels in Richmond. Our Company also recently gained control over a prime downtown Richmond development site and turned this over to the Greater Vancouver Housing Corporation which will result in approx 500 units of moderately priced Seniors Housing.

With Mr. Davies skills in the Restaurant business and Mr. Day's in development and finance, a commercial viable and exciting project will arise from the ashes of the Imperial & Brunswick Canneries. Our project would draw customers and tourists from far away and would bring new vitality to the Steveston area. Some 150-200 permanent jobs would be created. Other businesses in Steveston would benefit, even those also in the restaurant business as thousands of extra people daily are attracted to the area.

The current development plans for the upland areas call for approximately 1,500 new people in approx 750 housing units. Our proposal will give them something to do a little closer to where they will be living. There is actually quite a psychological and physical disconnect between the Imperial Landing project and the established waterfront development west of #1 Road because of the Coast Guard site and the gas station and the vacant lot for which a hotel has been proposed for a number of years. It will likely be many more years before that is resolved in a way that would see continuous waters edge access between Steveston and Imperial Landing.



It is somewhat ironic in many ways that the previous owners of the upland property fought so long and so hard to ensure a scorched earth (or water!) policy over development on the water lots fronting their future housing project.

Lets do a flashback to Coal Harbour in downtown Vancouver, where the owners ( the CPR) of the uplands between the Bayshore Hotel and Burrard Street who also controlled the water lots actually fought long and hard to ensure development on the water lots fronting their housing project, resulting in the creation of one of the finest waterfront restaurants in North America, Cardero's and also an extremely successful marina.

As we have noted in our previous submissions, Richmond has some 27 miles of waterfront with unobstructed views of marshland and river. What is needed is something to do along these dike walks, as well as economic development, tourism, jobs and taxes. Unobstructed views do not generate tourism or taxes for our City. Our proposal does it all. The outside floats to our Marina proposal could also provide a base for future Tall Ships visits to our City.

We have retained the world class Architectural firm of Hotson Bakker to do our design work. Among their many accomplishments are the overall planning for Granville Island and the new Richmond City Hall. From our discussions with them we know that what we are proposing will work. We will not proceed further with them until we get a resolution from the City Council of Richmond to instruct staff to enter into serious negotiations with us. This resolution might also instruct staff to enter into negotiations with other proponents. Competition we can handle. We are optimistic that our proposal will come out on top.

We have enclosed for your reference promotional material on First Cambridge and also on Cardero's Restaurant and the Sandbar Restaurant. We look forward to working with Staff & Council to bring this fine project to Richmond and bring new vitality to the Steveston area.

Thank you for allowing us the opportunity to appear before you this afternoon.

Respectfully submitted,  
First Cambridge Capital Inc.



Douglas R. Day  
President

Cc Brent Davies  
Norm Hotson

FIRST CAMBRIDGE CAPITAL INC.  
INVESTMENT BANKERS

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October 21, 2002

Mayor & Council  
City of Richmond  
City Hall  
Richmond, B.C.

Dear Mayor & Councillors

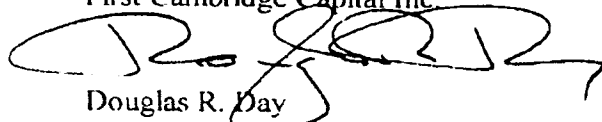
Re: Development of "BC Packers" Waterlots

Further to our letters of November 15/01 and October 21/02 we are writing to clarify that our development of the waterlots would no longer include a fish auction.

Our intention would be to replace that use with a first class restaurant operation with a similar style as "Cardero's" on the Coal Harbour waterfront in Vancouver, along with other compatible tenancies.

We look forward to working with the City on our proposal.

Respectively submitted,  
First Cambridge Capital Inc.



Douglas R. Day  
President

## FIRST CAMBRIDGE CAPITAL INC.

## INVESTMENT BANKERS

October 21, 2002

Mayor & Council  
City of Richmond  
City Hall  
Richmond, B.C.

Dear Mayor & Councillors

Re: Development of "BC Packers" Waterlots

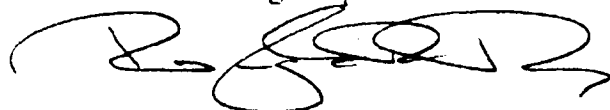
We refer you to our letter of November 15, 2001 regarding the above as well as a related news item from the Richmond Review. Also, a copy of our fax note to Mr. George Duncan enquiring on May 29/02 as to the status of our proposal.

After writing to Mayor & Council on November 15, 2001 we were contacted by George Duncan who had expressed keen interest in our proposal and told us that it coincided with his vision for what he would like to see in that area. We engaged the services of Hootson Bakker, as our Architects, to develop some concept plans. Mr. Duncan was to provide the Architects with further information to assist them. Despite a number of requests, this information was not forthcoming. Our fax note to Mr. Duncan just prior to his departure from the City was not answered.

We would now like to pursue this matter and would appreciate some answers from the City here. We understand that the city now controls the waterlots and is in a position to make something happen. We feel our private sector proposal has considerable merit and that the City would be most pleased with its implementation.

We have the experience to make it happen. May we please hear from you on this matter?

Respectfully submitted,  
First Cambridge Capital Inc.



Douglas R. Day  
President

## FIRST CAMBRIDGE CAPITAL INC.

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### INVESTMENT BANKERS

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November 15, 2001

Mayor and Council  
City of Richmond  
City Hall  
Richmond, B.C.

Dear Mayor & Councilors,

We are writing to submit to you for consideration our proposal to enter into a sub-lease with the City of Richmond for the Crown owned water lots DL 5690 & DL 6316 fronting the old B.C. Packers property in Steveston. We understand that B.C. packers has ceded a strip of freehold land to the City fronting these two water lots and that the City is now the "upland owner" of this property.

We further understand that the City either has applied or intends to apply to Fraser Port to have control of the above water lots transferred to the City. We propose to develop the Easterly of the two water lots (DL 6316) with a marina for commercial fish boats and pleasure craft. The westerly water lot (DL 5690) would be comprised of a commercial pier upon which we propose to construct a replica of the original Imperial Cannery, which was built on the site at the beginning of the last Century. We have tenants for this building, the major one being a public fish auction and market facility, which would be operated in partnership with the largest, and most successful fish auction consortium in Europe. We would access this building through the existing road allowance at the southern end of No. 1 Road.

We would be prepared to fast track our development of these water lots in a manner that would take into account the possibility of "Tall Ships 2002" coming to Steveston in August of next year. Dock space could be provided along all of DL 5690 for the Tall Ships. We would be prepared to pay a fair commercial rent to the City for the use of these two water lots. We would pay for all of the Capital Costs associated with our development. We would pay full property taxes to the City on the value of the two water lots and our improvements thereon.

As many of you know, our Company was the developer of the two Award winning Holiday Inn hotels in Richmond and has a long history of development and financing going back to 1971. We have developed, financed and joint ventured with other developers well over one billion dollars in hundreds of projects across Canada. Our Shareholders live in Richmond and have shown a strong interest in a broad cross section of Richmond affairs.

Our President is a Past President of Tourism Richmond and was the driving force behind the Richmond Hotel Tax, which was implemented to assist in the development of the Richmond Trade & Exhibition Centre and in providing funds to market Richmond as a destination to world travelers. He also sat as Co-Chair of the Richmond Trade & Exhibition Centre Committee.

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City of Richmond  
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Our Vice President currently sits as Vice Chair of the Richmond Sister City Committee. She is the Founder, and President of the Parent's Association, of the new francophone school operating out of Diefenbaker Elementary School in the Steveston area. She is a Chartered Accountant and Chartered Business Valuator and was recently approved as a bilingual Chairperson of the Employment Insurance Board of Referees for the district of the lower mainland for the Appeals Division of Human Resources Development Canada.

We are committed to the success of our plan and will put the same drive and energy behind it that we have done in all of our endeavors over the past 30 years. We would appreciate the opportunity to meet with staff and Council to review our plans. There are many details that will have to be worked out but, from our perspective, there would be nothing that could not be resolved.

We feel that the development of these two water lots is best handled by a private sector developer and that this route also offers the best return to the City of Richmond with the least amount of risk. We are confident the we will be able to develop these two water lots in concert with the overall scheme which has been approved for the freehold lands to the north of the City owned waterfront strip of freehold lands. We concede there would be interference with view corridors. However, it should be remembered that Richmond has some 27 miles of open views all along the dikes surrounding the City so this slight intrusion of river view is a small price to pay for the impressive view of a replica of the old Imperial Cannery.

The immediate Past Mayor of Richmond once commented that the destruction of the Historic Imperial Cannery building would be a tragedy of epic proportions. Unfortunately, despite all of his efforts and the efforts of the current Mayor and some other current Council Members, the Imperial Cannery was unexpectedly demolished this past summer at the same time as Council was seeking proposals from parties interested in its restoration.

We cannot change any of the past but we can forge ahead with the excitement of the future and the replacement of the once proud Imperial Cannery building which so much shaped the history of Steveston and our fine City. We look forward to working with the City of Richmond on our plans and vision for these water lots.

Respectfully submitted,  
First Cambridge Capital Inc.



Douglas R. Day  
President

