



Regular Council Meeting

Monday, July 22, 2013

Time: 7:00 p.m.

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Linda Barnes
Councillor Derek Dang
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Acting Corporate Officer – Michelle Jansson

Absent: Councillor Evelina Halsey-Brandt

Call to Order: Mayor Brodie called the meeting to order at 7:00 p.m.

RES NO. ITEM

MINUTES

R13/14-1 1. It was moved and seconded

(1) *That:*

(a) *the minutes of the Regular Council Meeting held on Monday, July 8, 2013; and*

(b) *the minutes of the Regular Council Meeting for Public Hearings held on Monday, July 15, 2013,*



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each be adopted as circulated; and

- (2) *That the Metro Vancouver 'Board in Brief' dated June 28, 2013 be received for information.*

CARRIED

COMMITTEE OF THE WHOLE

- R13/14-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:03 p.m.).

CARRIED

3. Delegations from the floor on Agenda items.

Item No. 20 – 2012 Update: Recycling and Solid Waste Management – Proposed Increased Service Levels

Debby Newton, Chair, Friends of the Richmond Public Library, stated that she was pleased to see that the Friends of the Richmond Public Library will have a right of first refusal to used books collected at the City's Recycling Depot.

Item No. 11 – Port Metro Vancouver Land Use Plan Update

Roland Hoegler, Richmond resident, was of the opinion that the Agricultural Land Reserve was created in order to preserve land for its future use by other levels of government for non-agricultural uses.

Item No. 8 – Garden City Lands – Phase One Vision and Guiding Principles

Peter Mitchell, 6271 Nanika Crescent, commented on the Garden City Lands – Phase One Vision and Guiding Principles. Mr. Mitchell read from his submission, attached to and forming part of these minutes as Schedule 1.

Item No. 16 – Application by Garden City Cabs to Passenger Transportation Board

Sashi Engineer, representing Richmond Taxi, commented on past discussions with City staff regarding a letter of support for Richmond Taxi to the Passenger Transportation Board.



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Victor Wei, Director, Transportation, spoke of the proposed application by Garden City Cabs, noting that staff commented on the potential negative impact to taxicab service within Richmond should the proposed application be approved in whole as it would allow Garden City Cabs to allocate more of its fleet to serve the Vancouver International Airport without requiring further approval from the Passenger Transportation Board.

- R13/14-3 4. It was moved and seconded
 That Committee rise and report (7:22 p.m.).

CARRIED

- R13/14-4 It was moved and seconded
 That the regular order of the agenda be suspended and moved to Item No. 22.

CARRIED

PUBLIC DELEGATIONS ON NON-AGENDA ITEMS

- R13/14-5 22. It was moved and seconded
 That Council resolve into Committee of the Whole to hear delegations on non-agenda items (7:23 p.m.).

CARRIED

Steven Lai, representing the Bristol Court Interim Management Board, provided background information and distributed materials related to the circumstances faced by residents of Bristol Court (attached to and forming part of these minutes as Schedule 2). He commented on the potential financial impacts that such remediation works would have on the residents of Bristol Court, noting that many may lose their homes.

Mr. Lai requested that Council support the residents by considering the Bristol Court Interim Management Board as a Strata Corporation, thereby requiring their written authorization when submitting a building permit application. Also, Mr. Lai requested that Council help facilitate discussions regarding this matter with other levels of government.



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- R13/14-6 It was moved and seconded
That Council correspond with the Provincial Minister of Housing, local MLAs, and local MPs, asking for potential relief for Bristol Court leaseholders.

CARRIED

- R13/14-7 23. It was moved and seconded
That Committee rise and report (7:36 p.m.).

CARRIED

RATIFICATION OF COMMITTEE ACTION

- R13/14-8 It was moved and seconded
*That Council ratify the action of the Committee of the Whole in directing:
That Council correspond with the Provincial Minister of Housing, local MLAs, and local MPs, asking for potential relief for Bristol Court leaseholders.*

CARRIED

CONSENT AGENDA

- R13/14-9 5. It was moved and seconded
That Items 6 through 20 with the removal of Item No. 16 be adopted by general consent.

CARRIED

6. COMMITTEE MINUTES

That the minutes of:

- (1) *the Community Safety Committee meeting held on Tuesday, July 9, 2013;*
- (2) *the General Purposes Committee meeting held on Monday, July 15, 2013;*



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- (3) *the Parks, Recreation & Cultural Services Committee meeting held on Thursday, July 18, 2013;*
 - (4) *the Planning Committee meeting held on Tuesday, July 16, 2013;*
 - (5) *the Public Works & Transportation Committee meeting held on Wednesday, July 17, 2013;*
- be received for information.*

ADOPTED ON CONSENT

7. **COMMUNITY ENERGY AND EMISSIONS PLAN – PHASE 2 CONSULTATION PROCESS**
(File Ref. No. 10-6125-05-01) (REDMS No. 3900835, 3900672)

That, as described in the Director, Engineering report titled “Community Energy and Emissions Plan – Phase 2 Consultation Process”, dated June 27, 2013, staff proceed with the public consultation process for Phase 2 of the Community Energy and Emissions Plan.

ADOPTED ON CONSENT

8. **GARDEN CITY LANDS – PHASE ONE VISION AND GUIDING PRINCIPLES**
(File Ref. No. 06-2345-20-GCIT1) (REDMS No. 3899535 v.2)

That the Vision and Guiding Principles as detailed in the staff report titled Garden City Lands – Phase One Vision and Guiding Principles from the Senior Manager, Parks dated July 8, 2013, be endorsed as the basis for Garden City Lands future planning, Phase Two – Concept Development.

ADOPTED ON CONSENT

9. **WEST RICHMOND COMMUNITY CENTRE PUBLIC ART PROJECT**
(File Ref. No. 11-7000-09-20-161) (REDMS No. 3899149, 3902053)

That the concept proposal for the West Richmond Community Centre Public Art Project by artist Jeanette Lee as presented in the staff report from the Director, Arts, Culture and Heritage Services dated June 28, 2013, be endorsed.

ADOPTED ON CONSENT



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**10. CENTRO TERRAWEST DEVELOPMENT LTD. DONATION OF
PUBLIC ART PROJECT**

(File Ref. No. 11-7000-09-20-133) (REDMS No. 3898454, 3575359)

That the artwork donation by Centro TerraWest Development Ltd. to the City of Richmond, as presented in the staff report dated June 24, 2013 from the Director, Arts, Culture and Heritage Services, be approved.

ADOPTED ON CONSENT

11. PORT METRO VANCOUVER LAND USE PLAN UPDATE

(File Ref. No. 01-0140-20-PMVA1) (REDMS No. 3907097, 3568898, 3694400)

That, as per the report from the General Manager, Planning and Development, dated June 27, 2013, titled: Port Metro Vancouver Land Use Plan Update, the City Of Richmond:

- (1) Advise Port Metro Vancouver that, as the City continues to strongly object to any Port use of agricultural lands, the Port state in its final Land Use Plan that it will not use agricultural lands, including Gilmore Farms, Rabbit River Farm and other Port owned agricultural lands, for Port expansion or operations and that future purchased land will abide by City zoning and Agricultural Land Reserve requirements; and*
- (2) Advise the Minister of Transport Canada, the BC Minister of Agriculture, the Chair of the BC Agricultural Land Commission, the Metro Vancouver Board and all Metro Vancouver municipalities be advised of the above recommendation.*

ADOPTED ON CONSENT

**12. APPLICATION BY SANDHILL HOMES LTD. FOR REZONING AT
9080 NO. 3 ROAD FROM ASSEMBLY (ASY) TO MEDIUM DENSITY
TOWNHOUSES (RTM2)**

(File Ref. No. 12-8060-20-9030/9043; RZ 12-619503) (REDMS No. 3899821 v.3, 3839351, 3844000, 3900431)

- (1) That Official Community Plan Bylaw 9000, Amendment Bylaw 9030, to redesignate 9080 No. 3 Road from "Community Institutional" to "Neighbourhood Residential" in Attachment 1 to Schedule 1, be introduced and given first reading;*



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- (2) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9030, having been considered in conjunction with:*
- (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
- is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (3) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9030, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation; and*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9043, for the rezoning of 9080 No. 3 Road from "Assembly (ASY)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.*

ADOPTED ON CONSENT

13. **APPLICATION BY JOHNNY W.W. LEUNG ARCHITECT FOR REZONING AT 6433 DYKE ROAD FROM SINGLE DETACHED (ZS6) - LONDON LANDING (STEVESTON) TO HERITAGE TWO-UNIT DWELLING (ZD4) - LONDON LANDING (STEVESTON)**
(File Ref. No. 12-8060-20-9028; RZ 13-631467) (REDMS No. 3849204, 3896115, 3865422, 3841061)

That Richmond Zoning Bylaw 8500 Amendment Bylaw 9028, to create the "Heritage Two-Unit Dwelling (ZD4) - London Landing (Steveston)" and for the rezoning of 6433 Dyke Road from "Single Detached (ZS6) - London Landing (Steveston)" to "Heritage Two-Unit Dwelling (ZD4) - London Landing (Steveston)", be introduced and given first reading.

ADOPTED ON CONSENT



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14. APPLICATION BY DAVA DEVELOPMENTS LTD. FOR REZONING AT 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971 AND 2991 NO. 3 ROAD FROM LIGHT INDUSTRIAL (IL) TO AUTO-ORIENTED COMMERCIAL (CA)

(File Ref. No. 12-8060-20-9041/9042/8479; RZ 11-566630) (REDMS No. 3898754, 3905084, 3905665)

(1) That Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9041, to facilitate the construction of commercial uses on the subject site, by:

- (a) In Schedule 1, amending the existing land use designation in Attachment 1 (City of Richmond 2041 OCP Land Use Map) to redesignate the block bounded by River Road, No. 3 Road, Bridgeport Road, and the rear lane, including the subject site, from "Park" to "Commercial"; and**
- (b) In Schedule 2.10 (City Centre), amending the existing land use designation in the Generalized Land Use Map (2031), Specific Land Use Map: Bridgeport Village (2031), and reference maps throughout the Plan to redesignate the block bounded by River Road, No. 3 Road, Bridgeport Road, and the rear lane, including the subject site, from "Park" to "Urban Centre T5 (45 m)"; to introduce the extension of minor Douglas Street from No. 3 Road to River Road; and to amend the area designated for park purposes within the Bridgeport Village area; together with related minor map and text amendments;**

be introduced and given first reading;

(2) That Bylaw 9041, having been considered in conjunction with:

- (a) the City's Financial Plan and Capital Program;**
- (b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**

is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;

(3) That Bylaw 9041, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation;



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- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9042, which makes minor amendments to the "CA" zone specific to 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971 and 2991 No. 3 Road and rezones that property from "Light Industrial (IL)" to "Auto-Oriented Commercial (CA)", be introduced and given first reading; and*
- (5) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 8479, be abandoned.*

ADOPTED ON CONSENT

15. **APPLICATION BY ROCKY SETHI FOR REZONING AT 10591 NO. 1 ROAD FROM SINGLE DETACHED (RS1E) TO COACH HOUSES (RCH1)**

(File Ref. No. 12-8060-20-9045; RZ 13-634617) (REDMS No. 3903682, 3906944)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9045, for the rezoning of 10591 No. 1 Road from "Single Detached (RS1E)" to "Coach Houses (RCH1)", be introduced and given first reading.

ADOPTED ON CONSENT

17. **HAMILTON CHILD CARE CENTRE PROJECT**

(File Ref. No. 06-2052-25-DCHA1) (REDMS No. 3872940 v.2)

That the approved project description be revised to include construction methods other than modular building as acceptable construction methodologies for the Hamilton Child Care facility.

ADOPTED ON CONSENT

18. **NO. 2 ROAD DRAINAGE BOX CULVERT REPLACEMENT FUNDING**

(File Ref. No. 10-6340-01) (REDMS No. 3893782 v.4)

That \$251,500 of Drainage Utility Reserve funding be approved for the No. 2 Road Drainage Box Culvert Replacement, and that the 2013 – 2017 Five Year Financial Plan be amended accordingly.

ADOPTED ON CONSENT



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19. OPTIONS FOR FOOD SCRAPS AND ORGANICS COLLECTION SERVICES FOR MULTI-FAMILY DWELLINGS AND COMMERCIAL BUSINESSES

(File Ref. No. 10-6370-10-05) (REDMS No. 3898787)

- (1) That a pilot program for food scraps and organics collection services for multi-family dwellings and commercial businesses, as outlined in Option 1 of the staff report dated June 24, 2013 from the Director – Public Works Operations, be approved;*
- (2) That the Chief Administrative Officer and General Manager, Engineering & Public Works be authorized to negotiate and execute an amendment to Contract T.2988, Residential Solid Waste & Recycling Collection Services, to service, acquire, store, assemble, label, deliver, replace and undertake related tasks for the carts, kitchen containers and related items associated with this temporary pilot program; and*
- (3) That an amendment to the City's Five Year Financial Plan (2013-2017) to include capital costs of \$200,000 and operating costs of \$120,000 for undertaking a pilot program for food scraps and organics collection services for Multi-Family Dwellings and Commercial Businesses, with funding from the City's general solid waste and recycling provision, be brought forward for Council consideration.*

ADOPTED ON CONSENT

20. 2012 UPDATE: RECYCLING AND SOLID WASTE MANAGEMENT – PROPOSED INCREASED SERVICE LEVELS

(File Ref. No. 10-6370-01) (REDMS No. 3877881 v.6)

- (1) That the annual Report 2012: Recycling and Solid Waste Management – Expanding Services to Achieve Our Goals be endorsed and made available to the community through the City's website and other communication medium;*



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- (2) *That dry-cell batteries (up to 5 kgs) and cell phones be added to the scope of materials accepted at the City's Recycling Depot and that the Chief Administrator Officer and General Manager, Engineering and Public Works be authorized to negotiate and execute an agreement with Call2Recycle Canada, Inc. on the terms and conditions set out in the staff report from the Director, Public Works Operations dated June 24, 2013, including specifically that the City grant an indemnity to Call2Recycle Canada, Inc. for any losses they may suffer in connection with the agreement;*
- (3) *That used books be added to the scope of materials accepted at the City's Recycling Depot and that the Chief Administrator Officer and General Manager, Engineering and Public Works be authorized to negotiate and execute an agreement with Discover Books Ltd. on the terms and conditions set out in the staff report from the Director, Public Works Operations dated June 24, 2013, subject to a right of first refusal to the Friends of the Library; and*
- (4) *That polystyrene foam (Styrofoam) be added to the scope of materials accepted at the City's Recycling Depot.*

ADOPTED ON CONSENT

**CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA**

In accordance with Section 100 of the *Community Charter*, Councillor Ken Johnston declared himself to be in a conflict of interest as he is a shareholder of a related company and left the meeting (8:15 p.m.).



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**16. APPLICATION BY GARDEN CITY CABS TO PASSENGER
TRANSPORTATION BOARD**

(File Ref. No. 12-8275-02) (REDMS No. 3900474)

R13/14-10

It was moved and seconded

- (1) *That a letter be sent to the Chair of the Passenger Transportation Board of BC:*
 - (a) *expressing the City's concern with the potential erosion of taxicab service within Richmond should the application from Garden City Cabs be approved in whole;*
 - (b) *requesting that the application be approved in part with the number of additional five accessible vehicles to be associated only with the specific service area of Richmond including Vancouver International Airport, with all other fleet vehicles continuing to be excluded from servicing YVR; and*
- (2) *That should the Passenger Transportation Board approve an increase in the number of accessible and conventional taxicabs, that staff be directed to bring forward a bylaw amendment to the Business Regulation – Vehicle for Hire Bylaw No. 6900 to increase the number of licensed Vehicle for Hire vehicles.*

CARRIED

Councillor Ken Johnston returned to the meeting (8:16 p.m.).

**PARKS, RECREATION AND CULTURAL SERVICES
COMMITTEE –
Councillor Harold Steves, Chair**

21. LONG-FORM CENSUS QUESTIONNAIRE
(File Ref. No. 01-0140-20-SCAN1-02)

R13/14-11

It was moved and seconded

That Richmond City Council write to the Federal Minister of Industry requesting the reinstatement of the mandatory Long-form Census questionnaire.

CARRIED



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NEW BUSINESS

Discussion ensued regarding recent cutbacks by Rogers Communications to its OMNI Television operations. As result, the following **motion** was introduced:

R13/14-12

It was moved and seconded

That a letter under the Mayor's signature be written to the Canadian Radio-television and Telecommunications Commission indicating Richmond City Council's support for multicultural programming on OMNI Television, including the news and other features.

CARRIED

BYLAWS FOR ADOPTION

R13/14-13

It was moved and seconded

That the following bylaws be adopted:

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8946
(7680 and 7720 Alderbridge Way, RZ 11-593705)*

Arts, Culture & Heritage Capital Reserve Fund Establishment Bylaw No. 9032

Inter-municipal Business Licence Agreement Bylaw No. 9033

Housing Agreement (5640 Hollybridge Way) Bylaw No. 9039

Inter-municipal Business Licence Bylaw No. 9040

CARRIED



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DEVELOPMENT PERMIT PANEL

R13/14-14 24. It was moved and seconded

- (1) *That the minutes of the Development Permit Panel meeting held on Wednesday, July 10, 2013, and the Chair's reports for the Development Permit Panel meetings held on July 10, 2013, May 29, 2013, May 15, 2013, March 27, 2013, and August 22, 2012, be received for information; and*
- (2) *That the recommendations of the Panel to authorize the issuance of:*
 - (a) *a Development Variance Permit (DV 13-637143) for the property at 10197 River Drive;*
 - (b) *a Development Permit (DP 11-575759) for the property at 6160 London Road (formerly 6160 London Road and 13100, 13120, 13140, 13160 and 13200 No. 2 Road); and*
 - (c) *a Development Permit (DP 11-587896) for the property at 6622 Pearson Way;*
 - (d) *a Development Permit (DP 12-622179) for the property at 7000 No. 3 Road and 8040 Granville Avenue;*
 - (e) *a Development Permit (DP 12-626615) for the property at 7680 and 7720 Alderbridge Way; and*
 - (f) *a Development Permit (DP 11-587954) for the property at 6611 Pearson Way;**be endorsed, and the Permits so issued.*

CARRIED

ADJOURNMENT

R13/14-15

It was moved and seconded
That the meeting adjourn (8:29 p.m.).

CARRIED



**City of
Richmond**

Minutes

**Regular Council Meeting
Monday, July 22, 2013**

Certified a true and correct copy of the
Minutes of the Regular Meeting of the
Council of the City of Richmond held on
Monday, July 22, 2013.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Michelle Jansson)

Garden City Lands - Endorse a western portion for sports fields too July 22, 2013

The Garden City Lands area has been included in the provincial ALR, and zoned Conservation and Recreation.

Historically, it has been used for a rifle range (a sports use), but never been farmed.

The City purchased the 136 acres for \$59 M, which most agree is four times the current cost of local ALR farm land. In the leadup to this purchase many enlisted support by suggesting that the Garden City Lands should include sports fields.

Richmond's City Centre population is growing between 3000 and 4000 annually depending on market conditions, and is anticipated to double within the next few decades.

The City is behind in providing downtown park and recreation land, it will be hard or impossible to find a 20 acre parcel for grass sports fields elsewhere downtown, and it could cost a vast sum of taxes to do so. Having touted a walkable downtown core, Richmond also needs to include the sports amenities downtown.

Minoru Park is often very busy, and it is typical to see Kajaks training on 5 lanes of Minoru track, having to place cones all around the track to keep local residents walking on the outside 3 lanes. It is also now necessary to request walkers clear the track before starting each race heat at local track meets.

On the date of the recent Garden City Lands ideas opening, I returned home via Minoru Park and noted:

- 1) Four field hockey teams and families concurrently using Minoru field 2 for 2 simultaneous games;
- 2) Two teams playing baseball on Minoru Latrace field being watched by their families;
- 3) A cricket match;
- 4) The tennis courts in use;
- 5) Training on the Latrace track, as well as people walking around it. People sitting in the grandstands;
- 6) Families using the playground, and the swimming pools, and lacrosse in the arena.

There were more people using Minoru Park than advertising attracted to the Garden City Lands that day. The same would also have applied to Hugh Boyd Park and other sports parks that day.

Stanley Park in Vancouver and Central Park in New York have shown how conservation and recreation and tourism can be mixed to the advantage of all. The fusion of user groups provides more users and supporters than either group alone, and a better park attracting more users of every type results.

I note that there is an application from Kwantlen University for use of Garden City lands for a farm. Having heard of such prior requests for the south end of #3 Road and for Terra Nova lands, last year I contacted the local MLA Linda Reid, about the possibility of using 20 or more acres of unused land at the Westminster Highway and Highway 99 interchange.

Farm school use of that area would provide Kwantlen University an opportunity to access suitable previously used land within walking distance of their Richmond campus directly from the province. It would also provide:

- 1) A way of uniting Richmond Nature Park west and east sides, with a suitable intermediate use;
- 2) A relatively secure area that would be less vulnerable to crop pilfering;
- 3) An area with good visibility on regional transportation routes, which would support promoting farming;
- 4) A way of pioneering using such highway interchange lands throughout the region.

I put Kwantlen University in touch with the appropriate Transportation Ministry staff. Had they proceeded then their farm program graduates could perhaps be underway now. I still think this is a better bigger opportunity for them.

I think part of the western portion of the Garden City Lands disturbed lands should be used for recreation and sports to attract many local residents to these lands. I think proposals for use of a relatively small portion of the lands for farming and community gardens and other such uses can be compatible with the current lands.

I hope that a significant part of the eastern end of the Garden City lands will only be minimally altered for viewing and pathway access, and preserved as a gateway to the Nature Park Lands to the east, for generations yet unborn. I hope Kwantlen University will be encouraged to take a long look at the possibility of using land between the Nature Park west and east for a significant pilot farm as an opportunity to use surplus highway lands productively.

Peter Mitchell (6271 Nanika Crescent, Richmond BC 604 277 8882)

Attachments

Garden City Lands

printed in Richmond News July 19, 2013

Learn from other large parks

Many have expressed desire for the Garden City Lands to become a world class park like Stanley Park or New York's Central Park. Both these parks evolution took over a 100 years, and both have an extensive range of users and features that make them so special.

Stanley Park is 125 years old this year, and sports and recreation have been integral since the very beginning, with organized cricket being played there over 120 years ago, and the Brockton Clubhouse opening in 1927. Sports in Stanley Park include: cricket, rugby, track and field, lawn bowling, tennis, and rowing. There are many active sports clubs.

Recreationally, there is also the 2nd beach pool for swimming and fitness classes; jogging, rollerblading, cycling and walking on the seawall; softball, pitch and putt golf, and yachting. Stanley Park also attracts visitors to town with Sports Hosting.

Stanley Park also has many other features including lakes, beaches, gardens, woods, viewpoints, fountains, statues, totem poles, an aquarium, a mini train, restaurants, Malkin Bowl outdoor theatre, horse drawn tours, and an equine patrol.

Stanley Park's success is based on showcasing its natural beauty, and adding some sports facilities, attractions, and arts and cultural elements to attract a diverse range of supporters and users.

New York's 150 year old Central Park has most of Stanley Park's sports, arts, and cultural features, and also has handball, winter skating, basketball, and bridle paths. Central Park also has pedicabs, playgrounds, a bakery, a dairy, a zoo, a carousel, cafes and a gift shop.

Richmond's City Centre currently has twice Steveston's population and is growing 4,000 people annually. Minoru Park is now busy most of the time and with the downtown population set to double in the next few decades another large space is needed to satisfy the future passive park, recreation, and conservation needs of central Richmond and all Richmond residents.

The 136 acre Garden City Lands are much larger than Minoru Park so they can satisfy urban large park needs, and the transition to a more rural park and community garden park, and as gateway to the relatively undisturbed 136 acre adjoining National Defense lands and 201 acre Richmond Nature Park.

Both Stanley Park and Central Park are renowned because they offer something for everyone, from sports to recreation to arts and culture to beautiful calm quiet places to walk or meet people.

These parks took over a hundred years of many diverse groups of people's efforts to evolve into great parks for both residents and visitors. We should also take our time and enlist the widest community input possible in planning for the Garden City Lands future.

Peter Mitchell (6271 Nanika Crescent , 604 277 8882)

See over, Stanley Park Sport Hosting

Stanley Park

Stanley Park is a world class 400 hectares evergreen oasis beside Vancouver's downtown core. It has amenities available for event hosting of all types: from races, festivals, tournaments, regattas and more.

Second Beach Pool, located on the English Bay side of the park, is one of Vancouver's most beautiful and scenic outdoor pools. The pool is freshwater, heated and features three 50m swim lanes.

Stanley Park is home to 21 tennis courts and each year plays host to the Stanley Park Open, one of the biggest amateur tennis tournaments in North America.

Brockton Oval offers options for a multitude of sports including cricket matches on first-class pitches, rugby tournaments, and small track and field events.

Stanley Park's Prospect Point softball fields are well-kept and surrounded by majestic firs, hemlocks, and cedars.

The Stanley Park Lawn Bowling Club and Vancouver Rowing Club also operate out of the park and have the ability to host events.

The park contains one of Vancouver's three pitch and putt golf courses – perfect for a fun, active corporate/team event.

Additionally, Stanley Park also contains a number of dining and hall rental facilities to meet the needs of either formal or informal festivities.

Stanley Park's numerous and picturesque trails and famous seawall provide many opportunities for hosting walk/run events;

the City's Engineering Department can provide access to roadways within the park for a limited number of events per year.

For more information about the seawall please visit www.hostingbc.ca/content/vancouver-seawall

Fast Facts

Second Beach Pool:

- beach-entry style pool - 50 metre, 3-lane lap area
- located directly off of the Seawall, convenient for triathlon events - parking located nearby

Tennis Centre:

- 21 outdoor courts - parking located nearby

Brockton Oval:

- 2 cricket pitches - 2 rugby fields (surrounded by a track) - bleacher seating for 250 spectators
- adjacent Brockton Clubhouse for events - hosted international play - several parking areas nearby

Lawn Bowling:

- full service clubhouse

Facility Specs

Year completed	1888	Scoreboard	Yes	Sound System	No
Seating capacity	250	Owner			PPP
Parking capacity	2317	Office space			No
Medical room	No	Weight room / fitness facility			No
Warm up area	No	Equipment storage			No
Licensed for alcohol	No	Ticket box			No
Official rooms		Media room			No
Food services	Yes	Internet capability			
Dressing rooms		Hospitality room			Yes

Facility Hosting Services

Tourism Vancouver has a dedicated "sport tourism" staff ready to assist in locating facilities, accommodations, sports & event services and bid preparation.

The Vancouver Sports Tourism Task Force provides a network of resources and expertise in the sports event and facility industry.

Vancouver has a city funded "sport hosting grant" to encourage the use of city sport facilities, coaches and resources.

For more information please visit vancouver.ca/parks/info/sporthostinggrant/index.htm

Hosting Portfolio

A number of sporting events take place yearly within Stanley Park including:

2009 World Police & Fire Games English Bay Swim Club Lees Triathlon
Multisports Canada Vancouver Triathlon Running Room St. Patrick's 5km Various rugby and cricket tournaments

Weather Information

Vancouver's average maximum temperature is 6°C (43°F) in January and 22°C (72°F) in July.

Facility Contact

Michelle Taylor Manager, Meeting & Convention Sales Tourism Vancouver 604.631.2866

City to buy Garden City lands

It may well be the longest real estate negotiation in the city's history.

→ By Richmond News March 10, 2010



It may well be the longest real estate negotiation in the city's history.

Thirty-five years after the city first started negotiating to get its hands on the Garden City lands, city council has agreed to buy it for \$59.17 million.

In a deal Mayor Malcolm Brodie called "financially unwise," city council voted 7-2 at a special council meeting Monday to buy out the Musqueam First Nation and Canada Lands Company, which jointly own the 55-hectares (136-acres) of undeveloped land.

"I think that this deal is financially unwise," said Brodie, who wanted to give taxpayers a chance to vote on the deal through a referendum.

In the end, however, he voted in favour of the purchase. Councillors Evelina and Greg Halsey-Brandt were the only two holdouts.

They too wanted to see the purchase put to a referendum. Given the restrictions on the land, which is locked in the Agricultural Land Reserve, they fear the city may be stuck with land that it can't use for many of the things the public wants to see, like rinks and arenas.

"I'm not going to pay \$60 million without knowing what I can do with these lands," said Evelina Halsey-Brandt.

However, other councillors felt the city should move now, while the Musqueam and CLC were in a mood to sell, and then decide later how to use the land.

"Ownership is job one," Coun. Ken Johnston said.

Under a deal struck with the Musqueam and CLC in 2005, the city would have ended up with half the land for just \$4.8 million. But that deal fell through when the Agricultural Land Commission (ALC) twice refused to release the land from the ALR -- something which may have motivated the Musqueam and CLC to sell.

→ Greg Halsey-Brandt and Brodie said \$433,000 per acre is four times what comparable ALR land in Richmond is going for. But other councillors felt the price was a good one.

"I think it is a legacy for the city and I think it is money well-spent," Coun. Linda Barnes said.

"I see this as an investment for the taxpayers," said Coun. Bill McNulty, adding that the city has been trying to get its hands on the land for 35 years.

"I think it's an incredible legacy," said Coun. Sue Halsey-Brandt, who is out of town and participated in the special meeting by conference call.

The money will come from a special land acquisition fund created with the sale of waterfront land left over from the development of the Richmond speed skating oval.

Aspac Developments paid the city \$141 million for land adjacent to the oval. Some of that money went to pay for the oval. But roughly \$100 million went into a special land acquisition fund. Once the Garden City lands are paid for, only \$15 million will remain in that special fund -- something Greg Halsey-Brandt found troubling.

But Steves said the city has budgeted to raise \$220 million through DCCs for parks between now and 2031 and said buying the Garden City lands now will put "a major dent" in the city's long-term need for parkland.

Jim Lamond, chairman of the Richmond Sports Council, applauded the purchase, saying it will provide much-needed space for things like playing fields and possibly even skating rinks and swimming pools. "I hope you have a very convincing argument for the Agricultural Land Commission," Brodie told Lamond.

Brodie fears the city could be stuck with land that can't be used for anything but agriculture -- something groups like the Richmond Food Security Task Force would be happy to see.

Jim Wright of the Garden City Lands Coalition urged council to approve the purchase only on the condition that the city commit to using the land only for "ALR permissible uses."

But council refused to put any such conditions on the purchase agreement.

→ Steves said 51 acres of the land parallel to Garden City Road is damaged and could be used for non-permanent sports infrastructure like soccer pitches and ball diamonds. Those kinds of uses do not require the land to be removed from the ALR -- it only requires a special exemption.

→ Anywhere else in the city, \$60 million would only get the city 20 acres of sports fields, Steves added. He added he would like to see the east portion of the land remain as peat bog as a carbon sink.

Because the city does not have to borrow any money to buy the land, it did not have to go to a referendum. But Brodie and Evelina and Greg Halsey-Brandt said it should have gone to referendum anyway.

The Garden City lands are surplus federal land that has sat unused for decades.

When the city negotiated with Ottawa to have the land transferred to the city, the Musqueam First Nation applied for and received a court injunction.

Senior governments are obliged to negotiate with First Nations with outstanding land claims before divesting itself of surplus land.

Ottawa ended up selling the land to the CLC, an arm's-length Crown corporation, for \$10 million. Five years ago, the city, Musqueam and CLC announced a three-way deal that would see the city get half the land for \$4.8 million. The rest was to be jointly developed, with the Musqueam benefiting from land sales.

Garden City lands survey was misleading

Published: October 10, 2007 5:00 PM

Updated: October 10, 2007 5:10 PM

Re: "Support for Garden City lands split," Sept. 20.

I am writing in regards to the Innovative Research Group and their misguided survey on the Garden City lands.

This company misrepresented the situation when it stated in its survey "in fact, lands in the ALR may only be used for agricultural and not for other community uses." This statement is false.

This statement tricked the people who answered the survey into believing that removing the Garden City lands from the ALR (Agricultural Land Reserve) was the only way to gain use of the land for recreational purposes, this is a deceptive way to do a survey.

I have to ask who paid for the survey?

→ I have contacted the Agricultural Land Commission, which governs the ALR, and it has confirmed to me that the land could be used for recreational purposes, but that the city would have to make an application for it under the Parks Act.

History has shown that it is common for the Agricultural Land Commission to approve these applications.

The Canada Land Company needs to change its position and delete the requirement to remove the land from the ALR to allow for transfer of the land.

Without this change, the land will not likely change hands because the Agricultural Land Commission has received a lot of interest from the community and is well aware that the people of Richmond do not want more development and the only way to guarantee that is to keep the Garden City lands in the ALR.

Our fair city is being infested with high-rises and open space is critical for our future. The rate of development is frightening. Our city council is developer driven and has ruined massive areas of our city. The citizens of Richmond do not trust them to maintain this green space for eternity.

The Canada Lands Company can truly benefit the people of Richmond by removing the ALR condition and allowing us to maintain this incredible open green space for future generations.

Carol Day
Richmond

email sent Oct 17, 2012.
discussion ran from Aug to Dec 2012

Kent Mullinix PhD
Director - Sustainable Agriculture and
Food Security Institute for Sustainable Horticulture
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T 604 599 4520 C 604 612 1252

Dear Kent:

To briefly recap items discussed when we met at Kwantlen University's Richmond campus on September 21, I've heard and read about your farming program at Kwantlen University's Richmond campus, and its land needs for student farming and more recently for incubator farm plots for new graduates of the program.

I was present at a presentation you made to Richmond Council about farmland needed in central Richmond, and I saw that they discussed leasing land at Terra Nova and/or the south end of #3 Road in Richmond.

As a long term Richmond resident and active community volunteer, I knew access to land near Kwantlen University's Richmond campus and Richmond's city centre would be very beneficial for your program promoting urban farming.

As I mentioned when we met, I asked the local Richmond East MLA about the possibility of the provincial land west of Highway 99 in the Highway 99 & Westminster Highway interchange and other similarly well located parcels of currently unused land being available for use for a farm program such as yours.

She had an individual in the Ministry of Transportation and Infrastructure contact me about the request, and after discussing my understanding of your program with him, I felt confident about this opportunity for your Kwantlen program.

We met and discussed the opportunity and you expressed a need for 20 to 50 acres for your program, and a preference for it to be in Richmond. I advised that the land I was thinking of was more than 20 acres, was located only 3 Km from Kwantlen University's Richmond campus, and that it appeared to be good land, and it had great frontage and drive by visibility to promote the Kwantlen program. This lands location in between halves of the Richmond Nature Park means that it has complementary neighbouring uses and the area already attracts like minded individuals. I also noted that the general public would not have easy access without consent, which is beneficial for avoiding public pilfering or tampering.

You expressed strong interest, so I immediately followed up with Grant Smith at the Ministry of Transportation and Infrastructure and forwarded your contact information to him. He advised me a week later that he had emailed you to contact him at your convenience.

With three weeks having elapsed since I mentioned the potential opportunity, I contacted you recently, and learned you haven't yet contacted Mr. Smith.

I think there is great potential for Kwantlen University Richmond campus in this proposal.

Further, in talking with Mr Smith, I have the impression that beyond this location the ministry has land elsewhere about the region that may also not be in active use and present similar opportunities for incubator farming elsewhere. With a successful start here, it may be possible to spread this Richmond opportunity elsewhere about the region as your program's graduate base expands.

I hope you will contact Mr. Grant Smith soon, because I think this could be a wonderful opportunity for your Kwantlen University urban agriculture program.

Sincerely,

Peter Mitchell (petermitchell@shaw.ca 604 277 8882)

Bristol Court. 8020 to 8080 Ryan Road
Presentation to Council, July 22, 2013

Leasehold is different from Strata

Leaseholders

- are only long-term tenants.
- do not own any of the land or buildings.
- not protected like tenants under the Residential Tenancy Act.

Strata owners

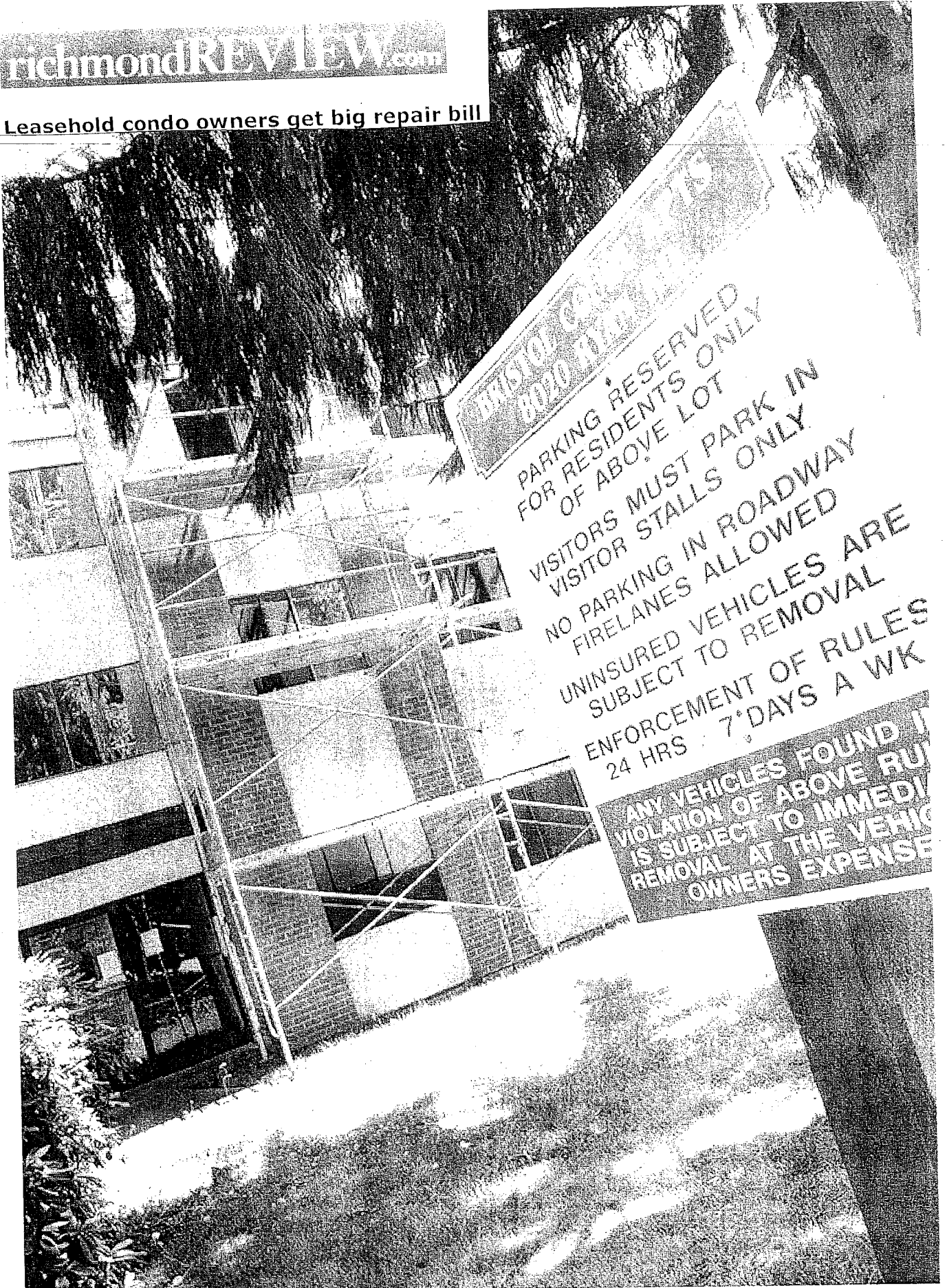
- have title to their individual unit plus a proportional share of the common property.
- have to be made aware of what is happening and VOTE to decide if they want to do the repair and how to go about it.

Our situation

- 110 units leaseholders
- home to many seniors and people with limited income
- Westsea Construction Ltd. is the lessor (headlease).
- Westsea also manages the complex.
- Westsea did not share the assessment report or any detail regarding the extent of the repair, a major \$2.7million remedial work.
- Westsea did not ask for leaseholders' input or vote to decide how the project is going ahead and how the payments will be made.
- A month ago we received a letter from Westsea letting us know
 - work is to start in 2 weeks.
 - in 2 months each one of us needs to come up with around \$2000 per month for the next 12 months. For a 3-bedroom unit this will come to \$27,000.
 - failing to pay will see a 6% interest added on.
 - the project is also on an open budget. Whatever the cost is at the end of the construction we will be responsible for making up the difference.

richmondREVIEW.com

Leasehold condo owners get big repair bill



BRISTOL CARPORTS
8020 RIVERSIDE AVE
PARKING RESERVED
FOR RESIDENTS ONLY
OF ABOVE LOT

VISITORS MUST PARK IN
VISITOR STALLS ONLY
NO PARKING IN ROADWAY
FIRELANES ALLOWED

UNINSURED VEHICLES ARE
SUBJECT TO REMOVAL
ENFORCEMENT OF RULES
24 HRS 7 DAYS A WK

ANY VEHICLES FOUND IN
VIOLATION OF ABOVE RULES
IS SUBJECT TO IMMEDIATE
REMOVAL AT THE VEHICLE
OWNERS EXPENSE

By Richmond Review

Published: **July 12, 2013 08:00 AM**

Updated: **July 11, 2013 05:115 PM**

More headaches for local leasehold condo owners, this time in the South Arm neighbourhood where dozens of residents were recently informed they live in a building that needs sizable repairs.

Leasehold real estate properties can be purchased like regular properties, but they revert back to the landlord after a specified period of time, with leases running up to 99 years.

While buyers own the lease and enjoy the property at often below-market prices compared to similar-sized strata condos, they also have legal obligations to maintain the building and return it at the end of the lease in the same condition as when they purchased it.

Footing the bill at Bristol Court, 8020, 8040, 8060 and 8080 Ryan Rd., will be the leasehold purchasers themselves, who will be doling out tens of thousands of dollars each over the next two years, according to a notice by Westsea Construction that was obtained by *The Richmond Review*.

While Westsea Construction, the company that owns the four buildings, declined to comment for this story, their notices gave a detailed picture of what was happening.

"Beginning on June 24, 2013, Bristol Court will undergo remedial work, which includes demolition and replacement of the cladding, windows, sliding doors, guardrails and associated work...Please be advised that both interior inspections and asbestos abatement will require access into your unit," one notice states.

"The total costs of the project are estimated to be \$2,729,338.67 (including taxes). Your portion according to your unit entitlement is shown below; each individual leaseholder's portion has been divided into 12 equal payments. Payments are due on the first of each month starting August 1, 2013 and ending on July 1, 2014."

And for those who opt not to pay?

"Interest at 6 % will be charged on all overdue balances."

For one homeowner, the bill is \$76,520.68, though it's unclear if this is for one home, multiple units, or the result of a typo. Most residents are paying an additional \$1,400 to \$2,300 per month for a year.

If this story sounds familiar, you might recall the residents of Sussex Square, another multi-building leasehold condo complex near Granville and Railway belonging to Westsea Construction, where owners faced similarly hefty repair bills, averaging \$47,000 per unit.

Many residents at Sussex Square banded together to hire a lawyer, and take Westsea to court. But the B.C. Supreme Court ultimately ruled against the homeowners, who had failed to prove their claim that Westsea was negligent in maintaining the building and alleging Westsea's actions contributed to the damage.

Five condos at Bristol Court are currently for sale, but there's no mention in the descriptions of the assessment in any of them on realtylink.org.

Local realtor Peter Wen, who is listing a 693-square-foot one bedroom, one bathroom apartment at Bristol Court for \$116,000, said there's a requirement by law to disclose to potential buyers about the assessment the owners face.

He declined to disclose his client's share of the bill.

Another two-bed, one bath 966 square foot condo is listed for \$155,000, and billed as "total renovated...owner spent \$40,000."

But it also says: Roof repair 2011, balcony repair 2010.

Another description goes as far as to say: "Great opportunities for first time buyers and investors."

At Bristol Court, a meeting to inform the residents about the multi-million dollar repair bill was held in the parking lot outside one of the buildings on June 26.

"Please bring your umbrella if it is raining," the notice said.

For most residents, it must have felt like it was pouring.

Find this article at:

<http://www.richmondreview.com/news/215165521.html>



The building's property management company Westsea Construction dropped off assessment notices last week. Global News

Dozens of condo owners in Richmond are facing tens of thousands of dollars in repair bills they say they can't afford, and the property management company hasn't justified.

The Bristol Court Apartments is a three-storey walk-up apartment building at 8020 Ryan Rd.

The building's property management company Westsea Construction dropped off assessment notices to residents last week.

Each resident has been told they are on the hook for their portion of a \$2.9 million renovation that is set to begin next week.

That portion amounts to more than \$1,500 a month each, more than people's mortgage payments.

Residents say there was no consultation and no discussion about the extra costs.

The building is on a leasehold and there is no strata council leaving the tenants with very little legal power.

Many of the owners are seniors and people on a fixed income.

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Peter Meiszner

Online News Producer

Peter is an Online News Producer at Global BC and has been on the web desk since 2008. You can also catch him on "Trending" and on BC1.

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POLITICS

- Apartment hunters face higher rent and older buildings



Building Permits in Strata Buildings

No.: PERMITS-35

Date: 2004-11-03

Revised: 2011-08-17

Purpose:

- For clarification and information to owners, designers and contractors when written authorization from a Strata Corporation is required when submitting an application for a building permit in a strata building.

Background:

- The Strata Title Act requires that permission from a strata corporation be obtained whenever construction affects common property as defined by the Strata Title Act.

Implementation:

- Written approval from the Strata Corporation IS REQUIRED when the proposed work involves common or limited common property.
- "common property" means
 - a) that part of the land and buildings shown on a strata plan that is not part of a strata lot, and
 - b) pipes, wires, cables, chutes, ducts and other facilities for the passage or provision of water, sewage, drainage, gas, oil, electricity, telephone, radio, television, garbage, heating and cooling systems, or other similar services, if they are located
 - i) within a floor, wall or ceiling that forms a boundary
 - A) between a strata lot and another strata lot,
 - B) between a strata lot and the common property, or
 - C) between a strata lot or common property and another parcel of land, or
 - ii) wholly or partially within a strata lot, if they are capable of being and intended to be used in connection with the enjoyment of another strata lot or the common property;

"limited common property" means common property designated for the exclusive use of the owners of one or more strata lots.

Further Information:

- Should you have any questions contact your strata corporation. Questions regarding this City policy please contact the Supervisor, Permits at 604-276-4278.