



## Regular Council

Monday, July 28, 2014

Place: Council Chambers  
Richmond City Hall

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

Corporate Officer – David Weber

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

RES NO. ITEM

### MINUTES

R14/14-1 1. It was moved and seconded

*That:*

- (1) *the minutes of the Regular Council meeting held on Monday, July 14, 2014, be adopted as circulated;*
- (2) *the minutes of the Regular Council meeting for Public Hearings held on Monday, July 21, 2014, be adopted as circulated; and*
- (3) *the Metro Vancouver 'Board in Brief' dated Friday, July 11, 2014, be received for information.*

**CARRIED**



**Regular Council  
Monday, July 28, 2014**

**AGENDA AMENDMENT**

R14/14-2

It was moved and seconded

*That Item No. 24 – “Japanese-Canadian Film / Media Project” be amended to read as follows:*

- (1) *That \$69,000 from the Council Contingency Account and secondly, \$6,000 from the Council Provisional Account be allocated towards the funding of the Japanese Canadian Film / Media Project – Nikkei Stories of Steveston (the “Project”) and that this amount of \$75,000 (which includes applicable taxes) be paid to Orbit Films Inc., with a personal guarantee from Gordon McLennan, to complete the Project;*
- (2) *That the Steveston Museum Building Committee and associated City staff oversee the financials/budget, content and completion of the Project;*
- (3) *That the City enter into an agreement with Orbit Films Inc., inclusive of production, services, performance and fees for the services required for the Project; and*
- (4) *That the Chief Administrative Officer and the General Manager, Community Services, be authorized to execute the agreement on behalf of the City.*

**CARRIED**

**COMMITTEE OF THE WHOLE**

R14/14-3

2. It was moved and seconded

*That Council resolve into Committee of the Whole to hear delegations on agenda items (7:02 p.m.).*

**CARRIED**



**Regular Council**  
**Monday, July 28, 2014**

3. Delegations from the floor on Agenda items.

Item No. 27 – Referral: West Cambie Alexandra Neighbourhood Business Office Area Review

Bob Dubbert, 4420 Garden City Road, read from his submission (attached to and forming part of these Minutes as Schedule 1).

Item No. 24 – Japanese-Canadian Film / Media Project

Loren Slye, 11911 3<sup>rd</sup> Avenue, Chair of the Steveston Historical Society, spoke in favour of the proposed Japanese-Canadian Film / Media Project.

Item No. 24 – Japanese-Canadian Film / Media Project

Gordon McLennan, Filmmaker, advised that the proposed contract for the Japanese-Canadian Film / Media Project would be with his company Orbit Films Inc., personally guaranteed by him.

Item No. 27 – Referral: West Cambie Alexandra Neighbourhood Business Office Area Review

Shelley Dubbert, 4420 Garden City Road, noted that she was pleased to see the West Cambie area begin to transition, and was of the opinion that the western portion of the neighbourhood, fronting Garden City Road, should also be revitalized as residential and not commercial. Ms. Dubbert commented on the demographics of the neighbourhood, and noted that the area should be deemed unsafe due to the activities that take place.

She spoke on public transit, noting that services to the area have been continuously reduced. Also, Ms. Dubbert stated that the area is approximately 15 to 20 minutes by foot from the nearest Canada Line station, and expressed the view that, those who utilize public transportation would likely not favour adding additional time to their commute. Furthermore, she commented on No. 3 Road, noting that its location in the downtown core and proximity to transit would lend itself well to commercial use. Ms. Dubbert concluded by requesting that City Council designate the western portion of the West Cambie area (Garden City Road frontage) as residential.



**Regular Council  
Monday, July 28, 2014**

Item No. 9 – Minoru Recreation Complex Program

Peter Mitchell, 6271 Nanika Crescent, commented on the Minoru Recreation Complex Program's public consultation process, noting few display boards and opportunities for the public to comment. He expressed concern with the lack of information regarding the removal of trees, added berms, and information related to the forthcoming demolition of the Minoru Sports Pavilion. Also, Mr. Mitchell requested that discussions regarding the potential for a 50 metre pool not be concluded until after the upcoming public consultation process.

Item No. 27 – Referral: West Cambie Alexandra Neighbourhood Business Office Area Review

Eli Dayan, spoke on behalf of his father who owns 9151 Alexandra Road, noting that his father purchased this property with hopes of developing it, however the official community plan and zoning designations have restricted this opportunity. He commented on office vacancy rates, noting that studies have shown that vacancy rates are higher in areas where transit services are limited. Mr. Dayan requested that Council consider options other than those recommended by staff.

Item No. 9 – Minoru Recreation Complex Program

Rosemary Nickerson, representing the Aquatic Services Board, stated that the new aquatic facility is to replace the Minoru Aquatic Centre. She noted that the Watermania Aquatic Centre can meet the City's need for a competitive pool, and therefore, there is no need for a competitive pool in the City Centre.

Item No. 27 – Referral: West Cambie Alexandra Neighbourhood Business Office Area Review

Mohammad Namazi, 9288 Odlin Road, read a letter from Teresa Lee, 9299 Tomicki Avenue, in which Ms. Lee advises that she moved to the area as she believed that it would be revitalized. In her letter, Ms. Lee expressed concern with regard to the lack of green space and sidewalks in the area. Also, she was of the opinion that the current land designation inhibits revitalization, and therefore attracts less favourable neighbours to the derelict homes in the area.

Mr. Namazi commented on the growing trend of telecommuting, noting that the demand for office space is declining. He requested that the area be revitalized for aesthetic reasons, and for the safety of residents.



**Regular Council**  
**Monday, July 28, 2014**

Item No. 27 – Referral: West Cambie Alexandra Neighbourhood Business Office Area Review

Blaire Chisholm, Brook Pooni Associates Inc., representing Westmark Development Ltd., noted that Westmark Development Ltd. owns approximately five acres of land in the West Cambie area and noted that since purchasing this land, there has been no interest in leasing it. Ms. Chisholm provided information in regards to projected jobs for the area, and stated that the owner of Westmark Development Ltd. is of the opinion that a mix of 40% commercial and 60% residential would catalyze development in this area.

Item No. 27 – Referral: West Cambie Alexandra Neighbourhood Business Office Area Review

King Lam, 9299 Tomicki Avenue, expressed concern with the lack of sidewalks in his neighbourhood, and the adverse effects of derelict homes in the area. He advised that he would like to see the area revitalized, and was of the opinion that developers are reluctant to invest in this neighbourhood due to current land use designations. Mr. Lam requested that City Council immediately implement 70% residential in the West Cambie area.

Item No. 27 – Referral: West Cambie Alexandra Neighbourhood Business Office Area Review

Dr. Shedil Rectada, West Cambie area resident, expressed concern with the lack of sidewalks and green space in the West Cambie area, which have negatively affected his family's quality of life. He stated that he would like to see the area revitalized in an effort to ameliorate its aesthetics and attract family-orientated neighbours. Dr. Rectada requested that the West Cambie area's land use designations be amended in an effort to improve the neighbourhood.

Item No. 27 – Referral: West Cambie Alexandra Neighbourhood Business Office Area Review

Matt MacLean, Cushman & Wakefield, spoke of current office market conditions in the city and was of the opinion that the development of commercial real estate in the West Cambie area would be detrimental to the neighbourhood. Mr. MacLean commented on the West Cambie area's distance to the Canada Line, and expressed the view that commercial nodes should be developed within 300 metres of Canada Line stations.



**Regular Council  
Monday, July 28, 2014**

Item No. 27 – Referral: West Cambie Alexandra Neighbourhood Business Office Area Review

Adam Lake, 9199 Tomicki Avenue, expressed concern with the lack of sidewalks in his neighbourhood and the adverse effects of derelict homes in the area. He stated that he would like to see the area revitalized with single-family or multi-family homes. Also, Mr. Lake wished to see the area include restaurants, coffee shops and other amenities within walking distance.

Item No. 27 – Referral: West Cambie Alexandra Neighbourhood Business Office Area Review

Patsy Hui, Richmond resident and realtor, commented on the City's commercial real estate market, noting that there is little demand for this market. As a result of the market condition, Ms. Hui was of the opinion that the city has adequate commercial space.

Item No. 27 – Referral: West Cambie Alexandra Neighbourhood Business Office Area Review

Yo Hung, 9566 Tomicki Avenue, was of the opinion that there is no need for additional commercial space in the West Cambie area as a large retail development in the immediate vicinity is currently underway. He wished to see the area revitalized with parks, and a community centre in an effort to attract family-oriented residents.

- R14/14-4 4. It was moved and seconded  
*That Committee rise and report (7:59 p.m.).*

**CARRIED**

**CONSENT AGENDA**

- R14/14-5 5. It was moved and seconded  
*That Items 6 through 26, with the removal of Item No. 21 – “Graybar Road Drainage and Sanitary Main Replacement,” be adopted by general consent.*

**CARRIED**



**Regular Council  
Monday, July 28, 2014**

6. **COMMITTEE MINUTES**

*That the minutes of:*

- (1) *the Community Safety Committee meeting held on Tuesday, July 15, 2014;*
- (2) *the General Purposes Committee meeting held on Monday, July 21, 2014;*
- (3) *the Planning Committee meeting held on Tuesday, July 22, 2014;*
- (4) *the Public Works & Transportation Committee meeting held on Wednesday, July 23, 2014;*
- (5) *the Parks, Recreation and Cultural Services Committee meeting held on Thursday, July 24, 2014;*

*be received for information.*

**ADOPTED ON CONSENT**

7. **LAFARGE CANADA INC. – HIGH ANGLE ROPE RESCUE SERVICE**  
(File Ref. No. 03-1000-13-020) (REDMS No. 4249702)

*That the Chief Administrative Officer and General Manager, Law and Community Safety be authorized to negotiate and execute an amendment to the existing Confined Space Rescue Service Agreement between the City and Lafarge Canada Inc. (Lafarge) to include Technical High Angle Rope Rescue services by Richmond Fire-Rescue to Lafarge operations at 7611 No. 9 Road on the terms and conditions outlined in the staff report titled High Angle Rope Rescue Services, dated June 19, 2014, from the Fire Chief, Richmond Fire-Rescue.*

**ADOPTED ON CONSENT**

8. **FIRE PROTECTION AND LIFE SAFETY BYLAW UPDATE**  
(File Ref. No. 12-8060-20-009151/009152/009153/009154) (REDMS No. 3784900 v. 9, 4281409, 4281414, 4281412, 4281415)

- (1) *That Fire Protection and Life Safety Bylaw No. 8306, Amendment Bylaw No. 9151, be introduced and given first, second, and third readings;*



**Regular Council  
Monday, July 28, 2014**

- (2) *That Consolidated Fees Bylaw No. 8636, Amendment Bylaw No. 9152, be introduced and given first, second, and third readings;*
- (3) *That Municipal Ticket Information Authorization Bylaw No. 7321, Amendment Bylaw No. 9153, be introduced and given first, second, and third readings; and*
- (4) *That Notice of Bylaw Violation Dispute Adjudication Bylaw No. 8122, Amendment Bylaw No. 9154, be introduced and given first, second, and third readings.*

**ADOPTED ON CONSENT**

**9. MINORU RECREATION COMPLEX PROGRAM**

(File Ref. No. 06-2052-55-01) (REDMS No. 4276756 v. 9)

*That:*

- (1) *the Guiding Principles for the Minoru Recreation Complex program as outlined in the staff report titled "Minoru Recreation Complex Program" dated July 3, 2014, from the Senior Manager, Recreation and Sport Services and the Senior Manager, Project Development, be endorsed;*
- (2) *the Minoru Recreation Complex functional space program as outlined in the staff report titled "Minoru Recreation Complex Program" dated July 3, 2014 from the Senior Manager, Recreation and Sport Services and the Senior Manager, Project Development, be endorsed; and*
- (3) *a business plan for the operation of the Minoru Recreation Complex is developed.*

**ADOPTED ON CONSENT**

**10. BRIGHOUSE FIREHALL NO. 1 PROGRAM ALLOCATION**

(File Ref. No. 06-2052-25-FAGIN) (REDMS No. 4264020 v. 9)

*That the staff report titled Brighthouse Firehall No. 1 Program Allocation, dated June 25, 2014, from the Director, Engineering and Fire Chief, Richmond Fire-Rescue, be endorsed.*

**ADOPTED ON CONSENT**





**Regular Council  
Monday, July 28, 2014**

**11. CAMBIE FIREHALL NO. 3 PROGRAM ALLOCATION**

(File Ref. No. 06-2050-20-FOCAL) (REDMS No. 4245908 v. 14)

*That the staff report titled Cambie Firehall No. 3 Program Allocation, dated June 25, 2014, from the Director, Engineering and Fire Chief, Richmond Fire-Rescue, be endorsed.*

**ADOPTED ON CONSENT**

**12. 9700 AND 9740 ALEXANDRA ROAD (POLYGON DEVELOPMENT 296 LTD.)- PROPOSED AFFORDABLE HOUSING CONTRIBUTION**

(File Ref. No. 08-4057-05, XF. 12-8060-20-009159/008996) (REDMS No. 4216164 v. 4)

- (1) *That Option 1 in the staff report titled 9700 and 9740 Alexandra Road (Polygon Development 296 Ltd.) – Proposed Affordable Housing Contribution, dated May 20, 2014, from the General Manager, Community Services, be endorsed to permit cash-in-lieu affordable housing contributions from the rezoning of 9700 and 9740 Alexandra Road (Polygon Jayden Mews Homes Ltd.) as part of Rezoning Application R 13-649641;*
- (2) *That the Chief Administrative Officer and General Manager, Community Services be authorized to negotiate and execute an amendment to the Affordable Housing Contribution Agreement between the City and Kiwanis Senior Citizens Housing Society to:*
  - (a) *add 9700 and 9740 Alexandra Road as a proposed development project that is to provide a minimum affordable housing contribution of \$678,107; and*
  - (b) *reduce the proposed affordable housing contribution from 9491, 9511, 9531 and 9591 Alexandra Road to \$892,634.*

**ADOPTED ON CONSENT**



Regular Council  
Monday, July 28, 2014

13. APPLICATION BY HOLLY BRIDGE LIMITED PARTNERSHIP (INTERCROP) FOR REZONING AT 6888 RIVER ROAD AND 6900 PEARSON WAY FROM RESIDENTIAL/LIMITED COMMERCIAL (RELY) TO RESIDENTIAL/LIMITED COMMERCIAL (ZMU27) – OVAL VILLAGE (CITY CENTRE)

(File Ref. No. 12-8060-20-009148/008995/009150; RZ 14-665416) (REDMS No. 4284264, 4249044, 4284264, 4284614, 4234678)

- (1) *That the staff report titled Application By Hollybridge Limited Partnership (Intracorp) for Rezoning at 6888 River Road and 6900 Pearson Way from Residential/Limited Commercial (RCL3) to Residential/Limited Commercial (ZMU27) – Oval Village (City Centre, dated July 11, 2014, from the Director, Development, be received for information; and*
- (2) *That \$3.0 million for the Storeys development interim funding be allocated from surplus casino funding as a one-time source of funding.*

ADOPTED ON CONSENT

14. APPLICATION BY POLYGON DEVELOPMENT 296 LTD. FOR REZONING AT 9700 AND 9740 ALEXANDRA ROAD FROM “TWO-UNIT DWELLINGS (RD1)” AND “SINGLE DETACHED (RS1/F)” TO “TOWN HOUSING (ZT71) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)”

(File Ref. No. 12-8060-20-009159; RZ 13-649641) (REDMS No. 4126857 v. 7, 4131328)

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9159:*
    - (a) *to create “Town Housing (ZT71) – Alexandra Neighbourhood (West Cambie)”;* and
    - (b) *to rezone 9700 and 9740 Alexandra Road from “Two-Unit Dwellings (RD1)” and “Single Detached (RS1/F)” to “Town Housing (ZT71) – Alexandra Neighbourhood (West Cambie)”;*
- be introduced and given first reading; and*



**Regular Council  
Monday, July 28, 2014**

- (2) *That the affordable housing contribution for the rezoning of 9700 and 9740 Alexandra Road (RZ 13-649641) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.*

**ADOPTED ON CONSENT**

15. **APPLICATION BY S-8135 HOLDINGS LTD. FOR REZONING AT 9191 AND 9231 ALEXANDRA ROAD FROM RS1/F (SINGLE-DETACHED) TO ZMU28 (RESIDENTIAL/LIMITED COMMERCIAL)**  
(File Ref. No. 12-8060-20-009163/009164; RZ 14-656219) (REDMS No. 4287209 v. 2, 4278857, 4280067)

- (1) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9164, to amend Schedule 2.11A of the Richmond Official Community Plan Bylaw 7100:*

- (a) *to create a new "Residential Mixed Use" designation and change the land use designation on the Alexandra Neighbourhood Land Use Map for 9191 and 9231 Alexandra Road from "Mixed Use" to "Residential Mixed Use"; and*
- (b) *to incorporate related text and map changes to Section 8.2 of the Area Plan;*

*be introduced and given first reading;*

- (2) *That Bylaw 9164, 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 found to be consistent with said program and plans, in accordance with Section 882(3) (a) of the Local Government Act;*

- (3) *That Bylaw 9164, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*



**Regular Council  
Monday, July 28, 2014**

- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9163 to create the “Residential/Limited Commercial (ZMU28) – Alexandra Neighbourhood (West Cambie)” zone and to rezone 9191 and 9231 Alexandra Road from “Single-Detached (RS1/F)” to “Residential/Limited Commercial (ZMU28) – Alexandra Neighbourhood (West Cambie)” be introduced and given first reading.*

**ADOPTED ON CONSENT**

16. **FLOOD PROTECTION UPDATE 2014**  
(File Ref. No. 10-6060-04-01) (REDMS No. 4265796)

*That the staff report titled, Flood Protection Update 2014, dated June 23, 2014, from the Director, Engineering, be received for information, be forwarded to Council for information, and be published on the City website.*

**ADOPTED ON CONSENT**

17. **EAST RICHMOND AGRICULTURAL WATER SUPPLY**  
(File Ref. No. 10-6650-01, Xr. 10-6045-08-01) (REDMS No. 4266052)

*That the report titled East Richmond Agricultural Water Supply Update 2013 as attached to the staff report titled East Richmond Agricultural Water Supply, dated June 27, 2014, from the Director, Engineering, be used as input in the five year capital program process.*

**ADOPTED ON CONSENT**

18. **FRASER RIVER DREDGING AND ENVIRONMENTAL CONSIDERATIONS FOR STEVESTON HARBOUR AND STURGEON BANK**  
(File Ref. No. 10-6150-04) (REDMS No. 4239913)

*That the staff report titled Fraser River Dredging and Environmental Considerations for Steveston Harbour and Sturgeon Bank, dated June 30, 2014, from the Director, Engineering, be received for information, be forwarded to Council for information, and be published on the City website.*

**ADOPTED ON CONSENT**



**Regular Council  
Monday, July 28, 2014**

**19. CIGARETTE BUTT RECYCLING PROGRAM**

(File Ref. No. 10-6370-01) (REDMS No. 4245647)

- (1) *That the staff report titled Cigarette Butt Recycling Program, from the Director, Public Works, dated June 25, 2014, be received for information; and*
- (2) *That staff work with Vancouver Coastal Health Authority on strategies to reduce cigarette butt litter at the locations identified in the staff report titled Cigarette Butt Recycling Program, from the Director, Public Works, dated June 25, 2014.*

**ADOPTED ON CONSENT**

**20. REPORT 2013: ACHIEVING GOALS THROUGH COMMUNITY ENGAGEMENT**

(File Ref. No. 10-6375-05) (REDMS No. 4258490)

*That the annual report titled, Report 2013: Achieving Goals Through Community Engagement be endorsed and made available to the community through the City's website and through various communication tools including social media channels and as part of community outreach initiatives.*

**ADOPTED ON CONSENT**

**21. GRAYBAR ROAD DRAINAGE AND SANITARY MAIN REPLACEMENT**

(File Ref. No. 10-6340-20-P.14308) (REDMS No. 4255539)

Please see Page 17 for action on this matter.

**22. ELECTRIC VEHICLE PROMOTION AT COMMUNITY EVENTS**

(File Ref. No. 10-6460-03) (REDMS No. 4258974)

*That the City's participation in the Emotive electric vehicle initiative, as described in the staff report titled Electric Vehicle Promotion at Community Events, dated June 16, 2014, from the Director, Engineering, be endorsed.*

**ADOPTED ON CONSENT**



**Regular Council  
Monday, July 28, 2014**

23. **ALEXANDRA DISTRICT ENERGY UTILITY EXPANSION PHASE 3**  
(File Ref. No. 10-6600-10-02/2014) (REDMS No. 4180584 v. 26)

***That:***

- (1) the expansion of the Alexandra District Energy Utility include additional geoexchange fields in the West Cambie Neighbourhood Park, with supplemental conventional energy systems for back up, as presented in the staff report titled Alexandra District Energy Utility Expansion Phase 3, dated July 3, 2014, from the Director, Engineering, be endorsed; and***
- (2) capital submissions totalling \$12.3M for design, construction and commissioning of the ADEU Phase 3 be submitted for Council's consideration as part of the City's Five Year Financial Plan (2015-2019).***

**ADOPTED ON CONSENT**

24. **JAPANESE-CANADIAN FILM / MEDIA PROJECT**  
(File Ref. No. 03-1085-20-NSST1) (REDMS No. 4303290)

- (1) That \$69,000 from the Council Contingency Account and secondly, \$6,000 from the Council Provisional Account be allocated towards the funding of the Japanese Canadian Film / Media Project – Nikkei Stories of Steveston (the "Project") and that this amount of \$75,000 (which includes applicable taxes) be paid to Orbit Films Inc., with a personal guarantee from Gordon McLennan, to complete the Project;***
- (2) That the Steveston Museum Building Committee and associated City staff oversee the financials/budget, content and completion of the Project;***
- (3) That the City enter into an agreement with Orbit Films Inc., inclusive of production, services, performance and fees for the services required for the Project; and***
- (4) That the Chief Administrative Officer and the General Manager, Community Services, be authorized to execute the agreement on behalf of the City.***

**ADOPTED ON CONSENT**



**Regular Council  
Monday, July 28, 2014**

25. **CITY OF RICHMOND UTILITY BOX ART WRAP PROGRAM**  
(File Ref. No. 11-7000-09-20-101) (REDMS No. 4271007, 4222036)

*That the opportunity to integrate public artwork on City of Richmond utility boxes, as outlined in the staff report titled City of Richmond Utility Box Art Wrap Program, dated July 2, 2014, from the Director, Arts, Culture and Heritage Services, be endorsed.*

**ADOPTED ON CONSENT**

26. **CITY CENTRE COMMUNITY CENTRE – SERVICE LEVELS**  
(File Ref. No. 11-7140-20-CCA2, Xr. 05-1810-06) (REDMS No. 4276403, 3653836 v. 15)

*That:*

- (1) the service levels associated with Option 1 for the City Centre Community Centre, as described in the attached Business Plan of the staff report titled City Centre Community Centre – Service Levels, dated July 3, 2014, from the Senior Manager, Recreation and Sport Services, be endorsed for consideration in the 2015 Operating Budget;*
- (2) the material terms for an operating agreement, as described in the attached Business Plan of the staff report titled City Centre Community Centre – Service Levels, dated July 3, 2014, from the Senior Manager, Recreation and Sport Services, be negotiated with the City Centre Community Association and brought back to Council for approval in early 2015;*
- (3) the Position Complement Controls for the six positions included in the OBI Option 1 for the City Centre Community Centre, as described in the attached Business Plan of the staff report titled City Centre Community Centre – Service Levels, dated July 3, 2014, from the Senior Manager, Recreation and Sport Services be endorsed for consideration in the 2015 Operating Budget; and*
- (4) Lang Centre continue to operate as a community facility as part of the delivery of recreation services in City Centre.*

**ADOPTED ON CONSENT**



**Regular Council  
Monday, July 28, 2014**

\*\*\*\*\*

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

\*\*\*\*\*

In accordance with Section 100 of the *Community Charter*, Councillor Linda McPhail declared herself to be in a conflict of interest as her husband's business was affected by the Graybar Road drainage and sanitary main replacement and left the meeting (8:58 p.m.).

**21. GRAYBAR ROAD DRAINAGE AND SANITARY MAIN  
REPLACEMENT**

(File Ref. No. 10-6340-20-P.14308) (REDMS No. 4255539)

R14/14-6

It was moved and seconded

*That funding of \$325,000 from the Sanitary Utility Reserve and \$275,000 from the Drainage Utility Reserve be included as an amendment to the 5 Year Financial Plan (2014-2018) to complete the Graybar Road Drainage and Sanitary Main Replacement Project.*

**CARRIED**

Cllr. McPhail returned to the meeting (8:59 p.m.).

**NON-CONSENT AGENDA ITEM**

**PLANNING COMMITTEE –  
Councillor Bill McNulty, Chair**

**27. REFERRAL: WEST CAMBIE ALEXANDRA NEIGHBOURHOOD  
BUSINESS OFFICE AREA REVIEW**

(File Ref. No. 12-8060-20-009120/009121/009122, 08-4045-20-11) (REDMS No. 4242481, 4252323, 4210602, 4168202, 4168181)





**Regular Council  
Monday, July 28, 2014**

R14/14-7

It was moved and seconded

- (1) *That Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9121 to amend Schedule 2.11A in the 2041 Official Community Plan Bylaw 7100, to change the existing Business Office designation to Mixed Use (60% Employment: 40% Residential) designation, be introduced and given first reading;*
- (2) *That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9121, 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 found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (3) *That, in accordance with section 879 (2)(b) of the Local Government Act and OCP Bylaw Preparation Consultation Policy 5043, Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 9121, be referred to the following bodies for comment before the Public Hearing:*
  - (a) *the Vancouver International Airport Authority (VIAA) (Federal Government Agency), and*
  - (b) *the Board of Education of School District No. 38 (Richmond); and*
- (4) *That City staff be directed to consult with VIAA staff regarding the proposed recommendation, prior to the Public Hearing.*

The question on Resolution R14/14-7 was not called as discussion ensued regarding the most suitable Employment and Residential ratio for the West Cambie Alexandra Neighbourhood.

In reply to a query from the Chair, Patrick Burke, Senior Planning Coordinator, provided background information regarding the West Cambie Alexandra Neighbourhood business office area review.

Discussion further took place on the Employment and Residential ratio for the West Cambie Alexandra Neighbourhood and the following comments were noted:



**Regular Council  
Monday, July 28, 2014**

- the West Cambie Alexandra Neighbourhood is not within the immediate vicinity of a transit hub;
- there is a need for Employment designated lands; however, some were of the opinion that the Alexandra Neighbourhood may not be the most suitable area for such designation;
- the No. 3 Road corridor should be examined as it relates to the potential re-designation of the corridor to increase the Employment designation and reduce the Residential designation;
- the notion that every person working in an office building utilizes transit is perhaps too strong an assumption;
- the City's Economic Advisory Committee reviewed this matter on two occasions and recommended that Council not "convert employment land to residential use because the capacity of the existing residential zone is virtually limitless, while the capacity of office and industrial is limited;" and
- there is a need to examine the lack of sidewalks in the West Cambie area.

The Chair commented on the ranging opinions on the ratio of Employment versus Residential use for the West Cambie Alexandra Neighbourhood expressed by members of Council, noting that some have mentioned a 20% Employment: 80% Residential ratio, some a 70% Employment: 30% Residential ratio, some a 60% Employment: 40% Residential ratio, etc. Given the broad range of opinions, the Chair suggested that a referral back to staff may be in order to provide further analysis. This analysis would ensure that the most suitable Employment and Residential ratio for the West Cambie Alexandra Neighbourhood is selected.

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

R14/14-8

It was moved and seconded

*That the staff report titled 'Referral: West Cambie Alexandra Neighbourhood Business Office Area Review' dated May 27, 2014 from the General Manager, Planning and Development, be referred back to staff for further analysis, including:*

- (a) *the examination of sidewalks in the West Cambie area; and*



**Regular Council  
Monday, July 28, 2014**

- (b) *the examination of potentially re-designating parts of the No. 3 Road corridor from residential to employment use.*

The question on Resolution R14/14-8 was not called as discussion ensued regarding the following:

- what the best ratio of Employment and Residential designations for the West Cambie area might be;
- other potential implications resulting from mixed designations in the West Cambie area;
- should Council endorse a higher percentage of Residential use in the West Cambie area than that recommended by staff, where the City could gain the discrepancy of Employment use land;
- the need to reflect on and provide information on the City's total Employment use lands for context;
- how much Employment use land exists within one kilometre of transit hubs; and
- the amount of commercial designated lands, particularly Employment use, exists along No. 3 Road.

The question on Resolution R14/14-8 was then called and it was **CARRIED**.

**PUBLIC DELEGATIONS ON NON-AGENDA ITEMS**

- R14/14-9 28. It was moved and seconded  
*That Council resolve into Committee of the Whole to hear delegations on non-agenda items (9:41 p.m.).*

**CARRIED**

- (1) Bonnie Morley, Richmond resident, spoke on the removal of the Dover Park off-leash dog area and read from her submission (attached to and forming part of these Minutes as Schedule 2).



**Regular Council  
Monday, July 28, 2014**

In reply to queries from Council, Mike Redpath, Senior Manager, Parks, provided background information regarding the Dover Park off-leash dog area pilot program, and noted that the primary concern regarding the off-leash dog area was noise. Also, Mr. Redpath noted that park hours, including off-leash dog parks, are regulated by the City's Public Parks and School Grounds Bylaw No. 7310.

- (2) Audra Harajda, Richmond resident, spoke on the removal of the Dover Park off-leash dog area and read from her submission (attached to and forming part of these Minutes as Schedule 3).
- (3) Emily Baptiste, 5900 Dover Crescent, spoke on the removal of the Dover Park off-leash dog area and read from her submission (attached to and forming part of these Minutes as Schedule 4).
- (4) Connie Ho spoke on the removal of the Dover Park off-leash dog area and read from her submission (attached to and forming part of these Minutes as Schedule 5).
- (5) Sylvia Chiu, 5700 Dover Crescent, spoke on the removal of the Dover Park off-leash dog area and read from her submission (attached to and forming part of these Minutes as Schedule 6).
- (6) Paris Rosa spoke on the removal of the Dover Park off-leash dog area and read from her submission (attached to and forming part of these Minutes as Schedule 7).

Discussion ensued regarding the potential to (i) relocate the former Dover Park off-leash dog area to another area of the Park, and (ii) examine restrictive hours for off-leash dog areas.

Mr. Redpath advised that restrictive hours for the former off-leash dog area at Dover Park likely would not address the primary complaints related to noise, thus, the off-leash area was relocated to a nearby park.

- R14/14-10 29. It was moved and seconded  
*That Committee rise and report (10:21 p.m.).*

**CARRIED**



**Regular Council  
Monday, July 28, 2014**

**PUBLIC ANNOUNCEMENTS**

Mayor Brodie announced that the City has entered into a lease renewal and amendment agreement with Turning Point Recovery Society for the use of a City owned property for the provision of residential support services for women.

Also, Mayor Brodie advised that Councillor Bill McNulty has been appointed to E-Comm's Board until its 2015 AGM and that Wayne Duzita has been appointed as Richmond's representative on the Board of the 2010 Games Operating Trust Society for a term to expire at the Board's 2015 AGM.

Mayor Brodie announced that the name "River Parkway" (East/West) has been selected for the new road located in Section 5/32, Block 4/5 North, Range 6 West, that the name "River Road" has been extended from Hollybridge Way to Gilbert Road, and that the temporary section of road adjacent to Gilbert Road between the River Road extension and the existing River Road alignment has been named "River Road."

**BYLAWS FOR ADOPTION**

R14/14-11

It was moved and seconded

*That the following bylaws be adopted:*

*Alexandra District Energy Utility Bylaw No. 8641, Amendment Bylaw No. 9160*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8890 (6471, 6491, and 6511 No. 2 Road, RZ 11-586782)*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8972 (9431, 9451, 9471 and 9491 Williams Road, RZ 11-586280)*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9112 (10820 No. 5 Road, ZT 14-656053)*

**CARRIED**



**Regular Council  
Monday, July 28, 2014**

R14/14-12 It was moved and seconded  
*Richmond Official Community Plan Bylaw 7100, Amendment Bylaw No. 8865, and Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8864 (4660, 4680, 4700, 4720, 4740 Garden City Road and 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480, 9500 Alexandra Road, RZ 10-528877)*

**CARRIED**

Opposed: Cllr. Steves

R14/14-13 It was moved and seconded  
*Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 8973 (9440, 9480, 9500 Alexandra Road, RZ 10-528877)*

**CARRIED**

Opposed: Cllr. Steves

**DEVELOPMENT PERMIT PANEL**

- R14/14-14 30. It was moved and seconded
- (1) *That the minutes of the Development Permit Panel meetings held on Wednesday, June 25, 2014 and Wednesday, July 16, 2014, and the Chair's reports for the Development Permit Panel meetings held on October 24, 2012, December 12, 2013, January 15, 2014, June 11, 2014, June 25, 2014, and February 12, 2014, be received for information; and*
  - (2) *That the recommendations of the Panel to authorize the issuance of:*
    - (a) *a Development Permit (DP 12-600815) for the property at 8380 Lansdowne Road;*
    - (b) *a Development Permit (DP 12-617455) for the property at 6511 No. 2 Road (formerly 6471, 6491 and 6511 No. 2 Road);*
    - (c) *a Development Permit (DP 13-641796) for the property at 10820 No. 5 Road;*



**Regular Council  
Monday, July 28, 2014**

- (d) *a Development Permit (DP 13-650988) for the property at 4660, 4680, 4700, 4720, 4740 Garden City Road and 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480, 9500 Alexandra Road;*
- (e) *a Development Permit (DP 13-630413) for the property at 9431, 9451, 9471 and 9491 Williams Road;*
- be endorsed, and the Permits so issued.*

**CARRIED**

**ADJOURNMENT**

R14/14-15

It was moved and seconded  
*That the meeting adjourn (10:30 p.m.).*

**CARRIED**

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 28, 2014.

---

Mayor (Malcolm D. Brodie)

---

Corporate Officer (David Weber)

July 28, 2014

Good Evening.

Mayor, Councillors, Staff- thank you for allowing me the opportunity to speak this evening.

My name is Bob Dubbert, and I co-own the property at 4420 Garden City Road, along with Shelley Dubbert. I am a lifelong Richmond resident and am currently employed as a Captain with Vancouver Fire Rescue Services, with 25 years' service. The Dubbert family were pioneers in Richmond and have lived in this area since approximately 1922. My father and 3 aunts were born and raised around the corner from us on Alexandra Road. My late Aunt Margaret purchased our current property in 1948 and had the house built that stands there today. We purchased the home in 1988 and raised our family there. Over the years, I completely renovated the interior of the house, rebuilt the garage, added fencing and landscaping, and generally improved the overall appearance and comfort of the house for my family.

Since moving into the house in 1988 we have seen a gradual, then accelerated, decline in the livability of the neighbourhood. Owners moved out and more rentals emerged in the neighbourhood, along with more crime and associated problems. Several vacant houses- at least 7 in the last 10 years, were destroyed by arson, and there have been a couple of drug lab busts in the neighbourhood as well. Transients are frequently seen in the neighbourhood, petty crime and break ins are frequent and several properties are overgrown and unkempt, attracting rats and other vermin. Police cars visiting properties in the neighbourhood is a common site. We don't have adequate sidewalks, and remain on storm sewers and septic tanks only. Other infrastructure such as cable/internet, BC Hydro lines, etc are badly outdated and in need of replacement. I've had several dealings with Hydro, Shaw and Telus over the years with service interruptions and have been repeatedly told that although the infrastructure is outdated and long overdue to be replaced, these companies will not invest any money in the area until it is redeveloped.

After a long downturn in this area, we are slowly starting to see signs of revitalization with several multifamily buildings being developed in the area, and the preconstruction of the new Central At Garden City shopping center at Alderbridge & Garden City that was approved by Council in November 2013. A new road, Dubbert Street, which is named after my family, passes in behind our property. This change to the area has been positive and well received by the areas owners, as well as most of Council and the citizens of Richmond. We are starting to see a well planned and attractive neighbourhood build up around us. Adding our area into the redevelopment that is going on around us can only add to the overall livability and quality of the entire area.

To date, the properties facing the east side of Garden City Road between Cambie Road and Alexandra Road have been left in limbo. This area incorporates several properties and owners adding up to approximately 15 acres. With the changes to the area, and a desire to downsize, we listed our property for sale in May 2012. Recently we received an offer of fair market value, but this is now on hold pending changes the City is proposing regarding the ratio of residential vs. office/retail/commercial space for the area. My understanding is the ratio of residential space versus commercial/office/retail space is proposed to be changed downward from a 70/30 ratio to a proposed 60/40 ratio. I also understand the



City has also increased the required potential employment numbers for this sector of land from 1000 to 3000 new jobs. This would seem to be a much higher rate than the rest of the West Cambie area.

With respect to the hard work of the City Planning Department and its vision for this area, I have some concerns going forward. The housing stock in this strip along Garden City is older, with almost every residence predating the 1970's. Many are in disrepair with overgrown properties. People are not tearing down and rebuilding new houses on these large lots. These properties should be allowed to be redeveloped as most of the owners, like myself, are long term owners in the area who have been waiting patiently for years to see redevelopment and improvements to the area. Redevelopment of this 15 acres would see much needed multifamily residences added, including a possible inclusion of low income and assisted living units, which are in desperate need in Richmond. Redeveloping this area would also add increased tax revenue to the City, the potential for quality, attractive and energy efficient buildings facing on to the busy Garden City corridor, and would be tied in to the City's sewer system and geothermal plant for the area. The alternative, if left as is, are a group of unsightly and decaying properties that will continue to decline. People buying and moving into new residences in the neighbourhood will likely approach the City as well to see this outdated and unsightly strip of properties redeveloped. Most likely, the demands of the residents of this area will need to be addressed again and again until the owners and residents in the area can achieve the change they wish to see happen.

Looking at a map of the area, we remain the center of the "doughnut" as redevelopment goes on all around us. Colliers has presented statistics at a recent Planning Committee meeting showing the high vacancy rates of office and commercial buildings in Richmond. Several large tenants have left Richmond in recent years, and it has been a challenge to lease out those vacant buildings. The proposal to add 1 million square feet of office and professional space at Duck Island, along with another 300,000 square feet near the Capstan Skytrain station, will take years to absorb into the market, if at all, according to the Colliers report. There is also the real potential for additional developments of this type on Vancouver airport authority lands. Who is going to occupy all of this space?

If redevelopment of our area is further delayed, we will continue to be boxed in to a small, under serviced area, with new developments all around us. Increases to traffic along an already busy Garden City Road will further complicate access and egress to our properties; there is increased noise and dust from construction, and a lower quality of life and enjoyment of the area are realities we face as owners. Allowing the owners of this affected area to redevelop their properties, with the right mix of residential included, would complete the build out of the West Cambie area and tie these properties in to City services. Most of the owners are Baby Boomers who are approaching retirement age and wish to downsize from our current larger properties. We have enjoyed living in the area and raising our families, but the changing makeup of the neighbourhood signals a time for many of us to sell and move on.

To the north of us, we will have millions of square feet of new office/commercial and retail units, along with new residential units. To the south of us will be the new Central At Garden City shopping center, and the Garden City lands, described as "the jewel of Richmond" which will offer a wide variety of outdoor green space, and potentially much needed sports and cultural facilities for a growing Richmond population. To leave us in the middle as an isolated, rundown and underdeveloped island begs another look at the proposed land use mix for our area. In talking with other owners in the neighbourhood, realtors, and the people here tonight in the gallery, I think we are pretty much united and unanimous to see changes to our area sooner rather than later.

It is my view that if Council can reconsider the ratio of housing and increase the component as outlined, everyone can get something they need and want from this area with the result being a much improved neighbourhood for all that will live, work, and do business there.

I am a proud union member, and also a believer in free enterprise in the marketplace. The right component and type of residential units, along with the right mix of non-residential component, are ultimately determined by what the market wants and needs. A well thought out redevelopment will meet the needs of the owners, and the City and its residents and businesses now. To further delay redevelopment and improvements to our neighbourhood would not be fair to the owners who have been waiting many years for this to happen. Tonight we all have a chance to be part of a solution to this dilemma and move this neighbourhood forward.

Thank You very much.

FIRST, WE WOULD LIKE TO THANK YOU FOR YOUR TIME THIS EVENING. MY NAME IS BONNIE MORLEY AND MY FRIENDS AND I ARE HERE TONIGHT TO ASK THE COUCIL TO REVISIT ITS DECISION TO REMOVE THE FENCE DOG AREA FROM DOVER PARK , THIS PAST JULY 16,2014.

IN 2012 AS RESPONSIBLE PET OWNERS WE APPROACHED THE CITY AND ASKED FOR AN OFF LEASH AREA TO BE PUT IN AN ON LEASH PARK.WE WERE, GRANTED A NINE MONTH PILOT PROJECT. (WHICH DID NOT HAVE A POSTED END DATE) UNFORTUNALELY THE FENCED AREA WAS NOT PUT IN THE LOCATION DISCUSSED AND IN THE SHAPE DECIDED UPON. WE HAD RECOMMENDED THAT IT BE PUT PARALLELL TO THE TENNIS COURTS, IN A REQTANGULAR SHAPE BEHIND THE TREES FOR SHELTER AND TO CUT NOISE. INSTEAD IT WAS PLACED DIRECTLY IN FRONT OF THE ONLY PET FREE BUILDING AROUND THE PARK AND IN AN UNSLIGHTLY LARGE CIRCLE.

WE ARE AWARE THAT A GROUP PEOPLE WERE UNHAPPY WITH THE PARK FOR VARIOUS REASONS. WE WERE TOLD RECENTLY (THIS PAST MONDAY BY THE PARKS BOARD) THAT NOISE, TRAFFIC AND ASTHETICS WERE THE MAIN ISSUES. THE PARKS BOARD LISTENED TO THEIR CONCERNS, BROUGHT THEM TO CITY COUNCIL AND THE PARK WAS THEN REMOVED.

WE FEEL THAT AN IMPORTANT STEP WAS MISSED. AT NO TIME DID THE PARKS BOARD TRY TO OPEN A DIALOGUE BETWEEN DOG OWNERS AND THE NIEGHBOURHOOD. THERE WAS NO

CONSULTATION TO SEE IF WE AS COMMUNITY COULD COME TOGETHER AND ADDRESS THEIR CONCERNS AND WORK IT OUT. AT NO TIME DID THE PARKS BOARD COME IN TO THE PARK TO TALK TO US OR POST ANYTHING THAT WOULD MAKE US AWARE OF THE ISSUES BEING RAISED.

NO PUBLIC FORUM WAS PROVIDED FOR THE SUPPORTS OF THE PARK TO DEFEND THE FENCED AREA AND SPEAK OF ITS MERITS. WE FEEL THAT THIS WAS NOT HANDLED IN A DIPLOMATIC FASHION AND THE COUNCIL HAS MADE AN ARBITRARY DECISION.

WE ARE A MALABLE GROUP OF PEOPLE WHO WERE AND ARE WILLING TO WORK TOGETHER FOR EVERYONES HAPPINESS. WE WOULD HAVE AND STILL WILL TRY TO ADDRESS THEIR CONCERNS AND FIND SOLUTIONS THAT SUIT EVERYONES NEEDS.

WE HAVE COLLECTED OVERTHREE HUNDRED SIGNATURES OF SUPPORT FOR THE PARK, SOME ARE FROM DOG OWNERS SOME ARE NOT. SOME LIVE AROUND THE PARK OTHERS COME FROM THE SURROUNDING AREA TO USE THE PARK.

WE ARE ASKING THE CITY TO CONSIDER AN ADDITIONAL THREE MONTH TRIAL FOR A SMALLER FENCED AREA LOCATED WHERE IT SHOULD HAVE BEEN. AND IF AT THE END OF THREE MONTHS IT STILL FACES OPPISITION THEN WE WILL CONCEDE. WE FEEL THAT WE DESERVE TO BE HEARD AS WELL AS A SECOND CHANCE WITH THE KNOWLEDGE WE HAVE NOW.

IN CLOSING WE HAVE LEARNED THAT THE CURRENT PILOT PROJECT LOCATED AT MACALLUM IS THE SECOND OF ITS KIND. THE FIRST PROJECT WAS REMOVED 10 YEARS EARLIER. WE ARE ASKING THAT DOVER PARK RECEIVE THE SAME SECOND CHANCE TO RUN PARALLEL TO THE MACALLUM. DOG OWNERS USE DOVER PARK MULTIPLE TIMES A DAY 365 A YEAR. THANK YOU.

Hello and thank you for having me here.

My name is Audra Harajda and I have lived at Dover Cres since 2002. I was so excited when I found out about having a dog park so close by. What I wasn't expecting was that the dog park was also a great way to meet and hang out with other condo owners as well as their dogs. Every evening at 6:45 pm my little one sits in front of the T.V. and stares at me with her tail wagging with her best "mom, its time to go to the park," look on her face. So off we go with me being dragged by an excited puppy wanting to play with her friends.

Well now that the park has been removed, 6:45 pm is not the same in our household.

I am writing to you today because I am bothered that there was not a forum established to address concerns and make solutions that would make everyone happy.

One concern, and reason for the park being closed, was that of the noise of the barking dogs. This is nothing new, the dogs have barked in and around that area, and they are still going to bark every now again while playing etc even though the park has been removed. With regards to the noise I have a few things to say. We deal with noise in our area on a daily basis. We have noisy geese, birds, playing/ screaming children, tennis players, soccer players, people playing basketball, even before the park opens. We live near the river and we hear the float planes and big planes, as well as people walking along the dyke. This is just reality living in the beautiful area that we live in. We also deal with the garbage trucks, recycling, mowing lawns, people doing renovations and cars driving down the road at all times of the day and night.

Another concern about the park was increased cars. Well it is a public park, we have cars coming and going all the time. A lot of them have their engines revving and stereos booming. The dog park certainly didn't increase this fact. We have always had numerous driving schools using this area to teach their clients how to parallel park. Parking has always been difficult in this area. The dog park is essential used by the people who live in this area, so it really doesn't seem reasonable to blame the dog park.

As a taxpayer and licensed dog owner, I feel that the park is big enough to accommodate all involved as well as the fenced-in dog park for our four legged children. The park is open from 7 am - 11 pm and we as dog owners abided by that time frame. The dog park was not busy all of the time, it was mostly used for those of us who work and wanted to take our dogs to a safe place to play and run around where they didn't have to worry about traffic and other dangers after our workday. It does not make sense for the park to be closed down due to barking as there has always been the odd dog barking and there is noise in the park from many different

sources at Dover Cres. To get rid of noise we would have to close down the whole park. Most of us just realize that the sound of playing children etc is just part of being part of this community. As a dog owner, I just want my dog to have the same privilege as the children in the community do.

Five minutes is not long enough to tell you of how awesome the dog park was. It was not only fun for the dogs but it was fun for us humans as well. The park really did help the community become more of a community. Not just segregated building to building but as whole community with everyone.

I hope you will listen to what we have presented to you and that you have a change of heart and mind. I hope you find a little corner in the park that can be dedicated to dogs and their owners, so that the dogs can enjoy the park just as so many others do.

Thank you for your time.

## REVISIT DOVER PARK DOG PARK

Hello ..

My name is Emily Baptiste and I am here to speak on the importance of having a Dog Park at Dover Park.

I have lived on Dover Crescent for 19 years, before Dover Park was developed. I was thrilled to see that its design accommodated a variety of activities:

### Soccer Field

This field, on the West side of the park, is clearly the perfect size for children but certainly has not deterred adults from using it as well for their games. The spectators always include the players' families with their children and dogs. I have spoken with many and they love coming to Dover Park because it offers everything they need to entertain their children and they were especially happy when they noticed that a dog park had been added so they could all play together.

### 2-Tennis Courts

Without a dog park some owners have had to resort to having their dogs play in the tennis courts. Even though the signage clearly states that 'No Dogs Are Allowed' they have no choice. Also, they have to be extremely careful since the surface of the courts is such that it can injure their dog's pads and can actually give them 'road burn' which is very painful.

### Hockey / Roller Rink

This is not conducive to a safe play area for dogs either, as it has a similar surface to that of the tennis courts and it is free of any protective fencing. It is also used regularly for hockey and a perfect area to teach children how to ride their bicycles. This area is also very popular for those groups and individuals engaged in the practice of Thai Chi.

### Basketball Court and Picnic Tables

The location of the basketball court and picnic tables is in very close proximity to that of the hockey and roller rink and with the popularity of both areas it tends to be somewhat interchangeable in usage and very popular. Families bringing their dogs to join them must resort to tying them up to the picnic table or nearby tree so they cannot interact at all with the family play time.

### Designated Children's Play Area

This area encompasses the highest point of the park giving the families full view of all the activities of the entire parks, so regardless of what any member of the family chooses to participate in, everyone can share in their enjoyment.

### Field on the East Side

In size, this field is equivalent to the soccer field on the West side of the park. Other than the cluster of trees to the North, it is open for whatever other activities one chooses to enjoy.



I have to say that this portion of the park is rarely used. Other than the Austrian Centre using the South portion of this field during their 'Annual Festival' in the summer for a day, I have not seen this field used other than with the occasional sunbather or a golfer practicing their putting. If residents and visitors decide to play botchy ball or volleyball or any group type activity their preference has been to set up in the soccer field on the West side leaving the East side field unused.

Though this field was the perfect location for the Dover Dog Park it was not shaped or positioned correctly. It should have been a rectangular shape that would run parallel to the sidewalk and tennis courts and would encompass some of the cluster of trees. This would certainly have helped to muffle any noise and it would have given a shaded area to be used as a rest area for the comfort of both the dogs and their owners.

#### In Summary

Having identified the versatility of our beautiful Dover Park it still excludes an area that addresses the needs of a very vital population in our community and that is an area for dogs and their owners.

It may be thought that this concern has, in fact, been addressed by relocating the dog park to McCallum ... this is definitely not the case. Many elderly dogs and owners are not able to walk that distance and there is nowhere to park and an owner may not even drive. Another consideration is the weather ... it could be too hot, too cold, too icy ... whatever the case, thereby making the distance even more difficult if not impossible.

No, the perfect location for a dog park for our community is at Dover Park and I have no doubt that concerns brought forward could certainly have been addressed to fulfill everyone's quality of life.

Over the past 20 years I have held the position of President and Vice President on the Strata Council and if there was a disturbance issue of any kind the Strata required detailed documentation before they would even consider following up on the concern. This detailed documentation had to include the Dates, Times and Duration of the disturbance for a period of no less than 2 weeks and in some cases a month. If the proper detailed documentation was not submitted, it was not necessary to be addressed.

We would be most interested in reviewing the documentation that Richmond Council received as I am sure that if we had been made aware of the details a common ground could have been easily reached.

A successful community is a blending of many, many things and children's laughter, families and friends cheering at their child's game, flying kites, picnics and the like. Whatever the family activity ... the key word is 'family' and a pet of any description is a part of the 'family' and deserves to be included whenever, wherever and whatever the family is enjoying.

Our dogs are our children and with the grandeur that Dover Park has to offer there is more than enough room to accommodate a place for 'our children' to play as well.

Thank you.

My name is Connie Ho, I'm here to speak about the Dover dog park. As an owner of a rescue dog, having time at the dog park means a lot to me and my dog Mimi! Not only for me to learn how to take care of her, also she gets to learn how to be around other dogs too! When I first got her she was afraid to people and she just start the bark when there was a dog in sight. But for the last nine months that we have been going to Dover dog park, she learned to be comfortable around other dogs that are around her size, and some bigger dogs that we see often. But after the dog park has been removed, we don't get to see other owners as much as before. We did go to the new dog park, but because we didn't know any of the dogs there.... We are back to square one! She was so afraid that she just ran through the little gap between the gate! Owners there let their dog loss even if they know that their dog is aggressive! But owners at Dover dog park, would help each other out! Remembering when we first went to the park, Mimi would only sit at corner by herself. Some owners would try to approach her with their small dogs, and try to make her be comfortable with other dogs. And if they knew their dog was a bit too friendly or aggressive, they would stop their dog from over doing it with her and not freak her out!

For myself, the Dover dog park meant more than just a dog park to me. It gave me a sense of belonging, not just my dog, even I looked forward to going to park and meeting up with other owners. We are not just dog owners that just bring our dogs out to just finish their business, we hang out, we talk about things that happened during the day, funny things that we came across, news, and etc....

Just like we were family! Having the dog park removed, is like breaking up the our 2nd family!

Something else that I would like to mention is when we starting the petition to save the dog park, we put papers at the dog park for people to sign their name and they were stolen twice! I thought Canada is a multi culture country, we would include any nationalities, or any cultures, but how come we don't have the freedom of having our dogs to run free?

Thank You and Have a nice day

Connie Ho

*July 28, 2014 - Dover Off-Leash Park Speech*

Good evening members of the City Council,

My name is Sylvia Chiu and I have been in the Dover Park neighbour for over 10 years now. I've always seen it as a welcoming park that welcomes all sorts of different people, whether it may be to playing a round of basketball with schoolmates, to lay a towel on the grass field and enjoy a picnic, or just simply using the space to bring pets out to socialize and out for exercise. Despite being a young child when joining this neighbour, I immediately realize the high number of dog owners and in the area and that was very exciting for me. I've always had a profound love for canines because they have such an uplifting effect on both their owners and others around them. Recently, I was told to conduct an ethnographic study on a location of my choice and I chose to do my study on the Dover Off-Leash Park and the neighbouring dyke on River Road. In my paper, I explored the potential role that dogs play a fundamental role as facilitators of social interaction. The results from my ethnographic research showed that the sense of community is strengthened whenever pet residency is prevalent. In my countless hours of research observation, I performed a spatial analysis which allowed me to identify the positive factors to the research field itself. The Dover Off-Leash park was used because it was a place which dog owners and their companion animal frequent.

As an ethical researcher, I positioned myself within the study environment with non-bias views. Some key variables that were examined include: human-pet relationships, attachment, social interaction and sense of community. The concept of cultural modeling was integrated in my study in the way that the nexus between dog ownership and sense of community involved social, environmental and language norms. Many participants stressed that the pilot project dog park was a great addition to the neighbourhood as it allows for social interaction between both dogs and dog owners. It is undeniable that the Dover Park neighbour is home to a large family of dogs and it should be noted that the big space we have in this beloved park should involve a space where dogs can freely roam around and maximize their time outside of the house by playing with fellow companion animals. The park is a public space that is shared amongst all parties; it is important to recognize that shared space means there is a possibility of conflicts to arise, which is ultimately why fanatic dog owners such as us are here speaking to you tonight. This conflict is undeniable because there is no way of controlling who enters a space and who doesn't because it is all open to the general public. In conclusion, companion animals emerge as an undeniably valuable and positive feature of neighbourhood life and should be recognized for their contribution to one's health and well being.

In my personal opinion as an unbiased researcher, who just so happen to also be a dog owner too, the positive of dogs within our Dover community outweigh the negative aspects. The off-leash park provided dog owners and visitors of the park a reason to show a smile, to crack a laugh or to share a conversation with someone unfamiliar. The dog park is subject to criticism like any other public space would, but I hope tonight's reflection on the dog

park highlights the side of the supporters and will be enough to bring back an open space for companion animals and dog owners alike.

Thank you for your time and have a good night.

## Dover Dog Park

When I was young, Dover park was a great place to spot at on our way to walk along the Fraser river. There were large fields, a playground and basket ball courts all close together. Sure it was fun for awhile, until other nearby parks began changing and adding new features to make the time spent there even more enjoyable. As the years went by Dover park seemed to be going in the opposite direction. It stayed pretty much the same, other than the tell tale signs of deterioration and neglect. One year it seemed the park had been completely abandoned because of how high the grass had grown. Dover park had nothing new or interesting to offer. From then on we rarely ever set foot there, choosing instead to visit other parks. However, this all changed the day I adopted a little dog named Tofu. I had never owned a dog before, despite my love of animals and working in the veterinary field. Yet, I still knew how important it was for Tofu to socialize freely with dogs and people. Starting his off leash training as soon as possible was also very important, because it only takes mere seconds for a dog to be caught in a dangerous situation. What better place to learn these crucial skill then in a large secure area like the Dover dog park?

I've always heard from dog owners how having a dog lets you meet all sorts of people you wouldn't normally meet. I never thought much of it till I began visiting the dog park. The seating provided a great environment for dog owners to sit and relax and not before long began meeting all sorts of people and their dogs. Some were expert dog owners, and some like me were new to the whole thing. I enjoyed it so much that I began bringing some of my friends and their dogs to the park too. Some of which had never been to a dog park before because there where none within walking distance. Even my mom who was studying for a large test found the park a peaceful place to sit and study.

Working in the veterinary field, I have seen and heard of many dogs who are in desperate need of a dog park. Many of these dogs are stricken with a terrible illness that affects over 53% of pets world wide, and will shorten their life by at least 5 years. That illness is Obesity. These beloved family members are forced to endure many of the side effects that come with being over weight such as diabetes, arthritis, and decreased immune function. I have also seen dogs with severe behavioral problems who no doubt needed a place to become properly accustomed to people and other dogs. Even senior dogs who aren't able to walk very much benefit greatly from being in a safe area where they can roam free at their leisure.

According to the Oxford dictionary, the definition of a trial is “A formal examination of evidence by a judge, typically before a jury, in order to decide guilt in a case of criminal or civil proceedings.” Even though the Dover dog park isn't being considered by a typical judge and jury situation, the same facts still apply. A trial is meant to put something or someone to the test, then have the facts from both sides be properly and fairly considered. Despite the dog park being moved closer to where I am, I still advocate for the Dover dog park to be properly considered again so that I know with confidence that other dog parks do have a fair chance at becoming permanent.