



## General Purposes Committee

Date: Monday, November 4, 2013

Place: Anderson Room  
Richmond City Hall

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

Absent: Councillor Chak Au

Call to Order: The Chair called the meeting to order at 4:00 p.m.

### MINUTES

It was moved and seconded  
*That the minutes of the meeting of the General Purposes Committee held on Monday, October 21, 2013, be adopted as circulated.*

**CARRIED**

### FINANCE AND CORPORATE SERVICES DEPARTMENT

1. **2014 COUNCIL AND COMMITTEE MEETING SCHEDULE**  
(File Ref. No. 01-0105-00) (REDMS No. 3962696)

It was moved and seconded  
*That the 2014 Council and Committee meeting schedule, attached to the staff report dated October 10, 2013, from the Director, City Clerk's Office, be approved, including the following revisions as part of the regular August meeting break and December holiday season:*

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- (1) *That the Regular Council meetings (open and closed) of August 11 and August 25, 2014 be cancelled; and*
- (2) *That the August 18, 2014 Public Hearing be re-scheduled to Tuesday, September 2, 2014 at 7:00 pm in the Council Chambers at Richmond City Hall.*

**CARRIED**

**2. 2014 GENERAL LOCAL AND SCHOOL ELECTION PROGRAM AND BUDGET**

(File Ref. No. 12-8125-70-01) (REDMS No. 3998171 v.2)

In reply to a query regarding the recommendation for the voting at large implemented for the 2011 General Election, David Weber, Director, City Clerk's Office, advised that 41% of Richmond voters chose to take advantage of the "vote anywhere" service. For comparison, the statistics shown were for voting places used in both the 2008 and 2011 General Local and School Election. It was recommended that staff discuss the initiative with the City of Surrey to compare their experience.

Mr. Weber noted that a staff report on the specific voting places for the 2014 Election would come before Council in 2014 and that the two approaches, divisional voting or voting at large, are at Council's direction.

Committee raised concerns with reported long wait times at voting places and were not in favour of the voting places located at malls. It was agreed that given the marginal increase in voter turnout, the additional costs for voting at large was not warranted. Committee preferred the focus be directed toward election initiatives such as the *Voter's Guide*, social media, and additional voting places. Discussion further ensued regarding the low voter turn-out which seems to be a broader issue of apathy that needs to be addressed through education.

In response to questions regarding costs associated with voting places, the universal access equipment, and additional voting places, Mr. Weber advised that costs are approximately \$5,000 per voting place and that the ballot marking device was provided on a pro-bono basis by the service provider; however, reasonable rental costs may apply in the future. He further advised that the City has seen an increase in population of approximately 70,000 residents over the past 25 years and the number of voting places have not increased proportionately.

As a result of Committee discussion, the following referral was made:

It was moved and seconded

*That the staff report titled "2014 General Local and School Election Program and Budget" be referred back to staff for further analysis on:*

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- (1) *the Vote Anywhere approach regarding the Surrey experience and others that should be considered;*
- (2) *mail voting;*
- (3) *restructuring the polls with more voting places; and*
- (4) *strategies for the use of social media.*

**CARRIED**

OPPOSED: Cllr. McNulty  
Cllr. Steves

## **ENGINEERING & PUBLIC WORKS DEPARTMENT**

### **3. MINORU OLDER ADULTS AND AQUATIC CENTRE SITE SELECTION**

(File Ref. No. 06-2055-20-007) (REDMS No. 4008734 v.3)

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Laurie Bachynski, Manager, Business Enterprise, highlighted the following information regarding the four options for the replacement of the Minoru Older Adults Centre and Aquatic Centre:

- consultants concluded that given the proposed size of the facility and the site constraints, a service construction solution cannot be provided for replacement at the existing site;
- site evaluation criteria included (i) an integrated Older Adults and Aquatic Centre site, (ii) synergy with other services, (iii) aquatic services not disrupted, (iv) non-disruption of services or the provision of viable solutions should services be impacted, (v) location having access to transit and available on-site parking, (vi) minimize the impact to green space, and (vii) address latent, current and future aquatic demands for the long-term;
- four sites were identified at the Minoru location with the cricket pitch, Gilbert Road, and Firehall No. 1 sites not meeting the evaluation criteria;
- the fourth site is located on the Minoru 2 field and would meet the criteria, incorporate the Pavilion with the new facility, and relocate the playing field, identified for improvements in the current 5-Year Parks Capital Plan Submission, to the north;
- in order to address population projections and latent demand for modern facilities, other City Centre sites were reviewed;

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- lot 5, adjacent to the Richmond Olympic Oval, in conjunction with Minoru 2 was considered a viable option for consideration;
- the final option, using a phased approach, would include the Older Adult Centre being rebuilt in its existing location concurrently with an aquatics centre at lot 5, where upon completion of the lot 5 aquatics facility, the Minoru Aquatics Centre would be demolished and a new aquatic centre would be integrated with the new Older Adult Centre;
- the final option would fully address latent, current, and future demand for aquatic facilities;
- option 1, to rebuild at the existing location, would have a co-located Older Adult Centre and Aquatic Centre, a temporary Older Adult Centre at City Hall Annex, and a temporary cover over the Steveston pool, for an estimated construction cost of \$74,800,000;
- option 2 would have a co-located facility at Minoru 2, an integrated pavilion, relocated fields to the north, as well as, relocated walking path and throwing events for track and field, and provide temporary change rooms and washrooms during construction for a total cost of \$79,600,000;
- phase 1 of option 3 would proceed with construction of Minoru 2 at a cost of \$79,600,000 and phase 2 for the construction of the lot 5 aquatics centre being completed at a later date at an estimated cost of \$74,000,000;
- option 4 would be a phased project with the Older Adult Centre and the lot 5 aquatics centre being built during Phase 1 and the Minoru Aquatics Centre construction taking place during Phase 2 for a total estimated cost of \$139,500,000; and
- staff recommends option 2 as a good solution which allows for a city-wide aquatics analysis to be conducted and completion of the Older Adult Centre by the fall of 2017.

Ms. Bachynski advised that Council could combine a motion to support option 2 with a referral for staff to explore future aquatic needs and obtain further analysis on Riverport, lot 5, and other sites. Staff would have to come back before Council with any proposals for the redevelopment of the existing site including returning some green space to the area.

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Discussion ensued regarding support for the Minoru 2 option in light of the non-disruption of services to either the Aquatic Centre or the Older Adult Centre, the integration of the pavilion with the Older Adult Centre, and future opportunities for the existing site. Committee discussed the need for an overall plan for the area, including: (i) a parking plan with possible parking structure, (ii) a traffic plan, a redevelopment plan for the existing site, and (iii) the necessity for a future needs analysis. Other Committee considerations included providing senior housing above some of the facilities, providing a second pool at the existing site as option 5, considering a referendum on the development of lot 5 adjacent to the Richmond Olympic Oval for an aquatic centre, and the possibility of a conference centre or hotel development on lot 5.

In reply to a query regarding construction timing, Ms. Bachynski commented that the process would commence in 2015 with the design and consultation phase taking approximately a year to conclude and the fall of 2017 for completion of the project.

With regard to a full size Olympic aquatic facility at Minoru 2, Ms. Bachynski advised that the proposed facility can accommodate an Olympic size pool. Specific water and recreational elements, such as a full 50-metre pool or a whirlpool, would be examined during the public consultation process. The proposed Older Adult Centre is estimated to be 33,000 square feet with an additional 8,000 square feet with the integration of the Pavilion. Ms. Bachynski noted that the proposed facilities could be expanded and the cost estimates revised at Council's direction. She further noted that the cost for the replacement of the artificial turf fields had been incorporated into the estimate for the Minoru 2 proposal and that staff would consider artificial turf for the cricket pitch at Council's direction.

Ian MacLeod, Chair, and Rosemary Nickerson, Vice-Chair, Aquatic Services Board, expressed support for the Minoru 2 proposal and look forward to providing input through the public consultation process on the proposed elements to be included in the facility. At some point in the future a second pool would be needed, however, the Board would not be prepared to comment on the Richmond Olympic Oval site at this time.

In response to a query from Committee, Mr. MacLeod commented that at this time there would not be a need for another Olympic size pool; however, there is an existing need for at least 50% more water space which would be accommodated through the proposed facility at Minoru 2.

Committee requested that the Aquatic Services Board provide figures reflecting actual needs, from a Board perspective, at the time of the public consultation process.

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Peter Mitchell, 6271 Nanika Crescent, expressed concern that the proposed facility integrates well with the current facilities on the Minoru site and more importantly with any future replacement structures for the aging arena, library, and cultural centre. Council must consider the proposal in terms of what would work well on the site over the next 50 years. In his opinion, it is not necessary to build two pools within approximately two kilometres of each other and more grass or parkland would be preferred over a convention centre for lot 5.

It was moved and seconded

*(1) That Parts 1(a) through 1(d) of the resolution adopted on June 24, 2013 relating to the Major Capital Facilities Program Phase 1 be replaced with Option 2, a co-located Aquatics and Older Adults' Centre at Minoru 2 Field in Minoru Park, as described in the staff report titled "Minoru Older Adults and Aquatic Centre Site Selection" dated October 30, 2013 from the General Manager, Community Services, and the General Manager, Engineering & Public Works; the revised resolution would now read:*

- (1) The following Major Capital Facilities Program Phase 1 projects be endorsed and included in the City's 2014 budget process for Council consideration as described in the Staff report titled "Major Capital Facilities Program Phase 1" dated May 31, 2013 from the Director of Engineering:
  - a. A co-located Aquatics and Older Adults' Centre at Minoru 2 Field in Minoru Park (as shown in Attachments 4 & 5 and described in the staff report titled "Minoru Older Adults and Aquatic Centre Site Selection" dated October 30, 2013 from the General Manager, Community Services, and the General Manager, Engineering & Public Works);*
  - b. Replacement of Firehall No. 1 at the corner of Granville Avenue and Gilbert Road;**
- (2) the funding strategy outlined in Option 3 of this report be endorsed on the basis that the City would borrow \$50 Million dollars with a 10-year amortization with the balance to be taken from the City's Reserves;*
- (3) an amendment to the City's Five Year Financial Plan (2013-2017) to include \$3.5 million for advanced design of the Major Capital Facilities Program Phase 1 with funding to come from the City's revolving fund be brought forward for Council consideration;*
- (4) an amendment to the City's Five Year Financial Plan (2013-2017) to include \$500,000 for advanced construction of the City Centre Community Centre Tenant Improvements with funding to*

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*come from the City's revolving fund be brought forward for Council consideration;*

- (5) staff bring forward the balance of the list of the capital facilities priorities for examination; and*
- (6) staff provide details of the full consultation plans and report through the General Purposes Committee.*
- (2) That the following be referred to staff for analysis:**
  - (a) future aquatic needs including consideration of the future of Riverport, lot 5, and other sites;*
  - (b) the plan for the existing sites of the Aquatic Centre and the Older Adults' Centre and the balance of facilities within Minoru Park; and*
  - (c) the future traffic and parking plan for the Minoru area.*

The question on the motion was not called as clarification was requested of staff concerning future aquatic needs. Ms. Bachynski advised that the public consultation process would provide input on the elements to be incorporated specific to the proposed facility. The second part of the referral would be for analysis of the city-wide aquatic needs including the consideration of Riverport and lot 5. The Minoru 2 proposal does not require a temporary cover for the Steveston pool.

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

## **FINANCE AND CORPORATE SERVICES DEPARTMENT**

### **4. LOAN AUTHORIZATION BYLAW**

(File Ref. No. 12-8060-20-9074/9075/9076) (REDMS No. 3948488 v.7)

Jerry Chong, Director, Finance, advised that the report is to obtain Council approval to begin the borrowing process from the Municipal Finance Authority (MFA) which would allow the city to meet the spring borrowing deadlines.

It was moved and seconded

*That the Integrated Older Adults' Centre, Aquatic Centre and Minoru Pavilion Loan Authorization Bylaw No. 9075 be introduced and given first, second and third readings.*

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The question on the motion was not called as clarification was requested regarding the servicing of the proposed venture. Mr. Chong confirmed that there would be no tax impact with the proposed borrowing. Repayment would be funded through the City's available budget for the Terra Nova debt and the gaming revenue transfers. Discussion ensued regarding self-financing the project through reserve funds. Mr. Chong advised that using reserve funds was an option, however, to do so would leave approximately 17,000,000 in general reserves at the end of 2017. Current borrowing rates and the potential for more available capital in 2017 for funding other capital ventures were major factors in the decision to amortize the loan over ten years.

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

5. **SALES CENTRE LICENSE AGREEMENT BETWEEN THE CITY OF RICHMOND AND POLYGON DEVELOPMENT 192 LTD.**

(File Ref. No. 06-2280-20-285) (REDMS No. 4005624 v.3)

It was moved and seconded

*That:*

- (1) *if 8311 Cambie Road is transferred to the City as part of rezoning application RZ 11-591985, then the City enter into a license agreement with Polygon Development 192 Ltd. ("Polygon") to permit Polygon to use a portion (approximately ±3,505 sq. ft. for the building area plus ±3,854 sq. ft. for parking area) of 8311 Cambie Road for a two year period with 1 (one) 6-month renewal option at a rate of \$3.60 per square foot per annum (estimated at \$26,492 per annum), as per the terms described in the staff report from the General Manager, Finance and Corporate Services dated October 17, 2013; and*
- (2) *staff be authorized to take all necessary steps to complete the matter including authorizing the Chief Administrative Officer and the General Manager, Finance and Corporate Services to negotiate and execute all documentation to effect the transaction detailed in the staff report dated October 17, 2013 from the General Manager, Finance and Corporate Services.*

**CARRIED**



## COMMUNITY SERVICES DEPARTMENT

### 6. CONSULTATION PLAN FOR MAJOR RECREATIONAL FACILITIES DEVELOPMENT

(File Ref. No. 06-2055-20-007) (REDMS No. 4006043 v.4)

Serena Lusk, Acting-Manager, Programs & Projects, confirmed that the consultation plan is for the new aquatic facility and any comments on future aquatic needs would be a separate consultation process.

It was moved and seconded

*That:*

- (1) *the staff report titled Consultation Plan for Major Recreational Facilities Development, dated October 30, 2013 from the General Manager, Community Services be received for information; and*
- (2) *the terms of reference for the Major Recreational Facilities Development Advisory Committee, as detailed in Attachment 1 of the staff report titled Consultation Plan for Major Recreational Facilities Development, dated October 30, 2013 from the General Manager, Community Services be approved.*

The question on the motion was not called as clarification was requested whether public input on the future aquatic needs should be included with this process. Ms. Lusk advised that two separate processes would be preferable for stakeholder consultation.

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

## ADJOURNMENT

It was moved and seconded

*That the meeting adjourn (5:17 p.m.).*

It was moved and seconded

**CARRIED**

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Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, November 4, 2013.

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Mayor Malcolm D. Brodie  
Chair

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Heather Howey  
Committee Clerk