



## Regular Council Meeting

**Monday, June 24, 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 Evelina Halsey-Brandt  
Councillor Ken Johnston  
Councillor Linda McPhail  
Councillor Harold Steves

Corporate Officer – David Weber

Absent: Councillor Bill McNulty

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

RES NO. ITEM

### MINUTES

- R13/12-1 1. It was moved and seconded  
*That:*
- (1) *the minutes of the Regular Council Meeting held on Monday, June 10, 2013,*
  - (2) *the minutes of the Special Council Meeting held on Monday, June 17, 2013, and*



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- (3) *the minutes of the Regular Council Meeting for Public Hearings held on Monday, June 17, 2013,*  
*each be adopted as circulated.*

**CARRIED**

**AGENDA ADDITIONS & DELETIONS**

R13/12-2

It was moved and seconded

*That the following matters forwarded from the Special Open General Purposes Committee of Monday, June 24, 2013 be added to the agenda:*

- (1) *Item No. 14A - Formalizing Council Policy On The Scheduling Of Elected Officials' Personal Leave Time;*
- (2) *Item No. 14B - Intermunicipal Business Licence Trial Program; and*
- (3) *Item No. 14C - Contract 4609 EOI – Construction Manager For The City Of Richmond; and*

*That the scheduled presentation by the BC Seniors Games Society be withdrawn from the agenda.*

**CARRIED**

**PRESENTATION**

Eric Portelance, Environmental Coordinator, spoke about the success of the Climate Change Showdown, an interactive initiative which raises awareness of climate change by engaging elementary students and their families. Mr. Portelance noted through actions such as a weekly “car-free” day, and replacing conventional light bulbs to compact fluorescent lamps (CFL’s), participating students and their families prevented the emission of 990 tonnes of greenhouse gases, which is the equivalent of removing over 200 cars from the road for a year.



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Kyle Yeung, a student from Jessie Wowk Elementary School remarked on how the Climate Change Showdown Program was a motivational method for raising awareness of the critical condition of the world, and spoke about actions that can be taken to reduce one's carbon footprint.

The 2013 winning classes from Jessie Wowk Elementary and Kathleen McNeely Elementary Schools were then introduced, and each class was presented with a certificate from Mayor Brodie.

**COMMITTEE OF THE WHOLE**

- R13/12-3    2.    It was moved and seconded  
*That Council resolve into Committee of the Whole to hear delegations on agenda items (7:09 p.m.).*

**CARRIED**

3.    Delegations from the floor on Agenda items:

Item No. 7 – Major Capital Facilities Program Phase 1 and Item No. 14C – Contract 4609 – EOI – Construction Manager for the City of Richmond

Peter Mitchell, 6271 Nanika Crescent, stated that replacement of the Minoru Activity Centre, the Minoru Aquatic Centre, and Fire Hall No. 1 are overdue and very much needed. He then shared his views and expressed concerns regarding the Major Capital Facilities Program Phase 1, and made suggestions that he believed could improve the Program.

A copy of Mr. Mitchell's submission is attached as **Schedule 1** and forms part of these minutes.

Item No. 7 – Major Capital Facilities Program Phase 1

Ian MacLeod, Chair, accompanied by Rosemary Nickerson, Vice-Chair, Aquatics Advisory Services Board, expressed his enthusiasm about the plan to replace the Minoru Aquatics Centre and sought clarification regarding the size of the proposed water surface, noting that approximately six years ago, the Board had recommended a minimum increase of 50% to the existing water surface at Minoru Aquatic Center.





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Mr. MacLeod also spoke about the number of residents that may be impacted by the closure of Minoru Aquatics Centre, and suggested that the proposed new aquatic centre be relocated to the corner of Granville and Minoru in order to allow the existing facility to remain operational during the construction phase.

Ms. Nickerson reiterated Mr. MacLeod's comments relating to an increase to the water space at the proposed new Minoru Aquatic Centre, and spoke about the importance of the public's feedback with regard to the proposed project, and the importance of keeping the public informed as the project progresses.

- R13/12-4    4.    It was moved and seconded  
*That Committee rise and report (7:25 p.m.).*

**CARRIED**

**CONSENT AGENDA**

- R13/12-5    5.    It was moved and seconded  
*That Items 6 through 14C be adopted by general consent.*

**CARRIED**

**6.    COMMITTEE MINUTES**

*That the minutes of:*

- (1)    the Community Safety Committee meeting held on Tuesday, June 11, 2013;*
- (2)    the General Purposes Committee meeting held on Monday, June 17, 2013;*
- (3)    the Planning Committee meeting held on Tuesday, June 18, 2013;*
- (4)    the Public Works & Transportation Committee meeting held on Wednesday, June 19, 2013; and*



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- (5) *the Council/School Board Liaison Committee meeting held on Wednesday, June 5, 2013,  
be received for information.*

**ADOPTED ON CONSENT**

**7. MAJOR CAPITAL FACILITIES PROGRAM PHASE 1**

(File Ref. No.: 06-2055-20-004, 06-2052-25-CMA, 06-2055-20-011, 06-2055-20-013, 06-2052-25-SOP01, 06-2052-25-FCC1) (REDMS No. 3886023)

***That:***

- (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) *Replacement of the Older Adults' Activity Centre in Minoru Park;*
  - (b) *Renovation of the City Hall Annex (formerly known as the Public Safety Building on Minoru Boulevard) for temporary use as an older adults' centre;*
  - (c) *Replacement of the Aquatics Centre in Minoru Park;*
  - (d) *Temporary cover over Steveston outdoor pool for continuity of community aquatic services;*
  - (e) *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;*



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- (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 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.*

**ADOPTED ON CONSENT**

**8. HOUSING AGREEMENT BYLAW NO. 8693 TO PERMIT THE CITY TO TERMINATE THE HOUSING AGREEMENT REFERRED TO IN HOUSING AGREEMENT (9340, 9360, 9400 ODLIN ROAD) BYLAW NO. 8626 AND TO ENTER INTO A NEW HOUSING AGREEMENT REGARDING 9388 ODLIN ROAD (FORMERLY 9340, 9360, 9400 ODLIN ROAD)**

(File Ref. No. 12-8060-20-8693/8626) (REDMS No. 3160235 v.2, 3165573v2, 3883239v2)

- (1) *That Bylaw No. 8693 be introduced and given first reading to permit the City to terminate the housing agreement referred to in Housing Agreement (9340, 9360, 9400 Odlin Road) Bylaw No. 8626 and to enter into a new Housing Agreement regarding 9388 Odlin Road (formerly 9340, 9360, 9400 Odlin Road) with 0845260 B.C. Ltd; and*
- (2) *That Housing Agreement Bylaw No. 8693 be referred to a Public Hearing scheduled for July 15, 2013 at 7:00 p.m. in the Council Chambers at Richmond City Hall.*

**ADOPTED ON CONSENT**





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**9. APPLICATION BY BARSTOW CONSTRUCTION LTD. FOR  
REZONING AT 10480 WILLIAMS ROAD FROM SINGLE  
DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-9029; RZ 13-631570) (REDMS No. 3842553, 3877390, 1791415)

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9029, for the rezoning of 10480 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.*

**ADOPTED ON CONSENT**

**10. APPLICATION BY OVAL 8 HOLDINGS LTD. FOR A ZONING TEXT  
AMENDMENT TO REMOVE THE REQUIREMENT TO PROVIDE  
AFFORDABLE HOUSING AT 6611, 6622, 6655, 6811 AND  
6899 PEARSON WAY (RIVER GREEN)**

(File Ref. No. 12-8060-20-9035; ZT 12-610289, XR: 03-1075-07) (REDMS No. 3847558 v.7, 3830212)

*(1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9035, for a Zoning Text Amendment to the "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)" zone to decrease the allowable floor area ratio (FAR) to a maximum of 2.9 and other amendments regarding 6611, 6622, 6655, 6811 and 6899 Pearson Way (River Green) be introduced and given first reading; and*

*(2) That the affordable housing contribution resulting from the Zoning Text Amendment regarding 6611, 6622, 6655, 6811 and 6899 Pearson Way (ZT 12-610289) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.*

**ADOPTED ON CONSENT**



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**11. APPLICATION BY PARC RIVIERA PROJECT INC. FOR A ZONING TEXT AMENDMENT TO "RESIDENTIAL MIXED USE COMMERCIAL (ZMU17) – RIVER DRIVE/NO. 4 ROAD (BRIDGEPORT)" AND HOUSING AGREEMENT TERMINATION REGARDING 10011, 10111, 10199 AND 10311 RIVER DRIVE**

(File Ref. No. 12-8060-20-9036/9037/8815; ZT 12-611282) (REDMS No. 3859148 v.2, 3830291, 3863695)

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9036, for a Zoning Text Amendment to the "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)" site specific zone, to decrease the allowable Floor Area Ratio (FAR) to a maximum of 1.38 for 10011, 10111, 10199 and 10311 River Drive (Parc Riviera), be introduced and given first reading;*
- (2) *That Termination of Housing Agreement (Parc Riviera) Bylaw 9037, to authorize the termination, release and discharge of the Housing Agreement entered into pursuant to Housing Agreement (1880 No. 4 Road and 10071, 10091, 10111, 10131, 10151, 10311 River Drive) Bylaw No. 8815, be introduced and given first reading; and*
- (3) *That the affordable housing contribution resulting from the Zoning Text Amendment regarding 10011, 10111, 10199 and 10311 River Drive (ZT 12-611282) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw 7812.*

**ADOPTED ON CONSENT**

**12. CLEAN ENERGY**

(File Ref. No. 10-6125-05-01)

*Whereas a comprehensive clean energy strategy could effectively prepare Canada for present and future energy needs and lay the foundation for a more diversified economy;*

*Whereas an overarching vision for a national clean energy strategy would signal to the world that Canada is prepared to be a global leader in a transition toward clean energy;*

*Whereas local governments face many energy challenges, including rising prices, increased pollution and aging infrastructure;*





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*Whereas a significant number of local governments are also energy producers and providers, through locally owned electric and gas utilities and district heating systems, and also via renewable energy generation for public buildings;*

*Whereas FCM has called for a long-term, predictable infrastructure funding plan and federal-municipal collaboration on energy efficient building retrofits;*

*Be it resolved that, in order to remain globally competitive in a fast changing world, the federal government be requested to work with UBCM and FCM, to develop a new energy strategy prioritizing green-sector jobs and clean-energy innovation.*

**ADOPTED ON CONSENT**

**13. 2012 ANNUAL WATER QUALITY REPORT**

(File Ref. No. 10-6650-08-01) (REDMS No. 3867938)

*That the 2012 Annual Water Quality Report dated May 28, 2013 be received for information.*

**ADOPTED ON CONSENT**

**14. ENERGY RESOURCE MANAGEMENT PLAN FOR CORPORATE BUILDINGS**

(File Ref. No. 06-2045-00) (REDMS No. 3870326 v.8)

- (1) That the High Performance Building Policy No. 2306 be updated to include specific emphasis on corporate energy and GHG emissions targets and conservation priorities that reduce long term energy consumption and operational costs; and*
- (2) That staff report back with the updated High Performance Building Policy No. 2306.*

**ADOPTED ON CONSENT**



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**14A. FORMALIZING COUNCIL POLICY ON THE SCHEDULING OF ELECTED OFFICIALS' PERSONAL LEAVE TIME**

(File Ref. No.: 05-1700-00/Vol 01) (REDMS No. 3891900, 3891504)

*That Council Policy 6205, as per Attachment 1 to the Report prepared by Mayor Brodie, under the title of, "Formalizing Council Policy on the Scheduling of Elected Officials' Personal Leave Time", dated June 20, 2013 be adopted.*

**ADOPTED ON CONSENT**

**14B. INTERMUNICIPAL BUSINESS LICENCE TRIAL PROGRAM**

(File Ref. No. 12-8275-10, 12-8060-20-9033/9040) (REDMS No. 3853672 v.3, 3887624, 3880465)

- (1) That Inter-municipal Business Licence Agreement Bylaw No. 9033 be introduced and given first, second and third readings; and*
- (2) That Inter-municipal Business Licence Bylaw No. 9040 be introduced and given first, second and third readings.*

**ADOPTED ON CONSENT**

**14C. CONTRACT 4609 EOI – CONSTRUCTION MANAGER FOR THE CITY OF RICHMOND**

(File Ref. No.: 03-1000-20-4609) (REDMS No. 3894818)

- (1) That Stuart Olson Dominion be awarded the contract to provide Construction Management contract services (Contract 4609 EOI – Construction Manager for the City of Richmond), for selected facility construction capital projects to be delivered over a five-year term, with options for 2 (two) additional 1 (one) year extensions; and*
- (2) That 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 complete the transaction described in the staff report dated June 20, 2013.*

**ADOPTED ON CONSENT**



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**NON-CONSENT AGENDA ITEMS**

**FINANCE & CORPORATE SERVICES DEPARTMENT**

**15. COUNCIL REMUNERATION AND EXPENSES FOR 2012**

(File Ref. No. 01-0105-08-01) (REDMS No. 3837355)

R13/12-6

It was moved and seconded

*That the Council Remuneration and Expenses report for the year ended December 31, 2012 be received for information.*

**CARRIED**

**16. 2012 STATEMENT OF FINANCIAL INFORMATION**

(File Ref. No. 03-1200-03) (REDMS No. 3870360)

R13/12-7

It was moved and seconded

*That Council approve the 2012 Statement of Financial Information as per the attached report dated June 19, 2013 from the General Manager, Finance and Corporate Services.*

**CARRIED**

**PUBLIC DELEGATIONS ON NON-AGENDA ITEMS**

R13/12-8 17. It was moved and seconded

*That Council resolve into Committee of the Whole to hear delegations on non-agenda items (8:21 p.m.).*

**CARRIED**





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Teresa Jordan, stated that she was a spokesperson for a group of people who are opposed to changes to the piano program at the Arts Centre. She expressed concerns about how the City's decision to discontinue the contract of a piano instructor who had been facilitating the program for the past seven years undermined the students' freedom of choice and strongly urged City Council to rescind the decision and re-continue the program exactly how it has been run in the past.

A Richmond Resident, and parent of one of the students, stated that he was outraged that the instructor's contract was not renewed, and expressed his opinion that she was an extraordinary pianist and that there is no reason she should not continue facilitating the program.

In response to the delegations comments, it was noted that the City was unable to discuss details related to the instructor's contract as it is a personnel matter.

A submission from Ms. Jordon is attached as **Schedule 2** and forms part of these minutes.

- R13/12-9    18. It was moved and seconded  
*That Committee rise and report (8:30 p.m.).*

**CARRIED**

**PUBLIC ANNOUNCEMENTS AND EVENTS**

Mayor Brodie announced that Councillor Bill McNulty had been appointed as Richmond's representative to E-Comm until June 19<sup>th</sup>, 2014.



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**BYLAWS FOR ADOPTION**

R13/12-10

It was moved and seconded

*That the following bylaws be adopted:*

*Housing Agreement (7680 and 7720 Alderbridge Way) Bylaw No. 9004*

*Revenue Anticipation Borrowing (2013) Bylaw No. 9020*

*Zoning & Development Bylaw No. 5300, Amendment Bylaw No. 7847*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8649*

*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 8747*

**CARRIED**

**DEVELOPMENT PERMIT PANEL**

R13/12-11 19. It was moved and seconded

(1) *That the minutes of the Development Permit Panel meeting held on Wednesday, June 12, 2013, and the Chair's reports for the Development Permit Panel meetings held on March 2, 2011 and June 15, 2011, be received for information; and*

(2) *That the recommendations of the Panel to authorize the issuance of:*

(a) *a Development Permit (DP 10-540948) for the property at 7491, 7531 and 7551 No. 2 Road; and*

(b) *a Development Permit (DP 05-299968) for the property at 7560/7580 No. 2 Road,*

*be endorsed, and the Permits so issued.*

**CARRIED**



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**ADJOURNMENT**

R13/12-13

It was moved and seconded  
*That the meeting adjourn (8:38 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, June 24, 2013.

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Mayor (Malcolm D. Brodie)

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Corporate Officer (David Weber)



Schedule 1 to the minutes of the  
Regular Council meeting held on  
Monday, June 24, 2013

**Re: Major Capital Facilities Program Phase 1**

*June 24, 2013*

The Major Capital Facilities replacement of the Minoru Activity Centre, the Minoru Aquatic Centre, and Fire Hall #1 are overdue, and very much needed, but there are items of concern, and options that could improve the replacements.

Having been involved with the ANAF 284 housing project I can also confirm that 6 months ago was an excellent time to arrange long term financing for construction, at a rate as low or lower than projected in your staff report.

There are a number of options to consider:

- 1) City Centre Community is due for completion within 1.5 years. It is only 1 km from the Minoru Activity Centre and if delivered on schedule it could have accommodated older adult programs during daytime for a couple years while a new activity centre is built in Minoru Park. This would have saved funds that are proposed to be spent on the obsolete RCMP building for only a couple years use.

The new City Centre Community Centre has been top priority since 2007, announced during the the 2008 election, and promised in the 2011 election to be opened by 2014. The developer started late and is now being reported as at least 7 months behind schedule delaying resident use and making the CCCC temporary use by older adults impossible for at least two years, so the City should collect for the developers forfeited performance. The money collected will only partially cover the cost of retrofitting the obsolete RCMP building for temporary Older Adult use but it is due and needed.

- 2) The Richmond Oval had unused office space the last time I looked. Some of it was previously finished and occupied as offices. The Oval should be checked to see if any space is available for temporary use because Richmond taxpayers would benefit.
- 3) The former RCMP building is both structurally and functionally obsolete. City residents would be much better served if it were replaced by a modern office and housing partnership similar to that done by the ANAF in Steveston, or now underway by the Kiwanis nearby on Minoru Boulevard.

Only the absolute minimum necessary should be spent for this temporary use. As well, if this building is to be used temporarily for an Older Adults centre, and then for longer term for City staff space, a proper allocation of cost should attribute most of the cost to the City office administrative use.

- 4) The Richmond Tennis court cover is about the size needed to cover South Arm Pool so that location could be covered if a few slide sections at the pool edge were dismantled and removed. Money spent on upgrading winter usability of South Arm pool would benefit southeast Richmond residents long after the Minoru Aquatic Centre is replaced, and be available in 15 years when the Watermania lease ends.
- 5) Councillor Steves suggested permanently covering Steveston Pool (varying the proposal to temporarily cover Steveston Pool). This would allow its permanent year around use, and perhaps the solar heat recovery unit at Minoru Centennial Pool could be transferred to the new Steveston roof partially recovering its cost? East and west walls would have to be fire rated given proximity to adjacent buildings, but the north wall and south walls could have large windows, and the north side could include a fenced outdoor lawn which would greatly improve the current pool area.
- 6) Combination of a large Minoru Aquatics Centre and Minoru Activity Centre creates all sorts of synergies for parking, staff and offices, change facilities, and sharing with the other



facilities in the Minoru activity quadrant. This location is also close to 50,000 Richmond residents, great transit, and hotels and shopping to support competitions. Current planning anticipates 5,000 more people nearby annually. A modern facility could showcase Richmond meets.

- 7) There should be advance consideration now of eventual Minoru Arena and Library Cultural Centre renovation or replacement, to ensure that all these buildings integrate perfectly in future, and their eventual construction does not damage the new pools. The congregation space layout and a promenade from Minoru track to City Hall and parking reorganization should be considered too. A redesigned arena could save money by supplying waste ice heat to help heat the new pools, so this should be considered in the new Aquatic Centre and next arena designs.
- 8) Land in the Minoru neighbourhood is very expensive, so the pool roof and Older Adult Centre roofs should perhaps be considered for use for tennis or lawn bowling, or some other suitable use. If no better fit is found, a green roof and deck could be considered. The City must lead by example if it expects other developers to provide such uses in Richmond.
- 9) A seniors housing construction partnership Like the ANAF and Kiwanis ones could be a very good fit with this project because of its downtown location and seniors suitable facilities. It could help fund this project and also increase facility utilization during non peak hours. If there is no senior government interested in partnering now in this long period between election calls, the Aquatic and Older Adults building s building complex and adjacent parking areas should be designed so now, ready to go when such a program comes before an election.

However, I do have concerns:

- 1) Current financing is available at historically low rates for as long as a decade, but the U.S. economy is improving and rates will begin climbing. The projects should be completed and repaid within the 10 year loan amortization as the rates will likely be higher then.
- 2) These are very large projects that will rejuvenate the face of Richmond for generations, as well as binding taxpayers and the next three city councils. It is important that there be significant open public consultation on the facilities and the method of financing, concurrent with this building and loan planning.
- 3) A single Construction Management firm is a suitable way of administering the Aquatic, Older Adults Facility, and #1 Fire Hall, especially given their proximity, and potential cost savings of scale and opportunity to avoid adverse interactions. However, I'm concerned about the intermingling of the importance of Manager ability and continuity and cost on a \$100 million project, with a donation for the supposedly independent Richmond Oval and its Museum project as a criteria for manager selection. Couldn't such donation be repurposed to reduce the cost of this project?
- 4) The City currently rents two library locations and has central library expansion or some alternative as an approaching need. Sportstown has only a few years remaining on its lease. There are many other items on the City's 2007 facility needs list due within the next decade. Watermania and Minoru Ice Centre leases and renewals end in approximately 15 years and if not renewed other alternatives would require construction to commence years in advance. Richmond population growth will create many other needs. These three projects will be significant costs for the next 10 years, and there is significant risk that other important projects could be delayed if the City isn't proceeding with their design work as these complete.

Peter Mitchell 6271 Nanika Crescent, Richmond, BC V7C 2W6 petermitchell@shaw.ca

## Piano classes unfairly discontinued at RAC.

- Highly successful program discontinued unfairly and abruptly.
- Students and parents of students really angry
- No community involvement.
- Decision undermines ambition of R.A.C.
- City Hall 's process has been met (to no avail)
- Freedom of choice denied
- Petition given to Mayor etc
- We want our piano classes and instructor back.