



**Regular Council meeting for Public Hearings
Tuesday, May 21, 2024**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Andy Hobbs
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Michael Wolfe

Evangel Biason, Acting Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10514 (RZ 20-921503)**
(Location: 8180, 8200, 8220, 8240, 8260, 8280 and 8300 Leslie Road; Applicant: Billard Architecture Inc.)

Written Submissions:

Michael and Rose Tse (Schedule 1)

Submissions from the floor:

James Downing, 8200 Leslie Road, spoke in opposition of the rezoning, expressing concerns about (i) displacement of residents and the removal of housing and (ii) increased traffic.

Ross McCutcheon, 8380 Leslie Road, spoke in opposition to the rezoning and referenced his submission (attached to and forming part of these minutes as Schedule 2), noting concerns about (i) displacement of residential housing and (ii) negative effects on local wildlife.

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Marina Lott, 8320 Leslie Road, spoke in opposition to the rezoning and referenced her submission (attached to and forming part of these minutes as Schedule 3), expressing concerns about (i) traffic impacts, (ii) increased noise, and (iii) negative effects on local wildlife.

Applicant's Comments:

The applicant was available to respond to queries.

Brian Dagneault, Applicant, representing Dagneault Planning Consultants Ltd., noted that:

- information on tenancy assistance has been provided and the application will comply with Provincial tenancy regulations;
- a Traffic Impact Assessment was provided, identifying future traffic, additional lanes, and traffic lights;
- additional screening, fencing, and hedging material will be installed to address noise concerns; and
- the applicants have engaged a qualified environmental professional to conduct bird nest survey and their findings will aid in the creation of a management plan that would be in accordance with Provincial and Federal requirements.

Discussion ensued regarding (i) tree retention and replacement, (ii) future road widening and intersection improvements, and (iii) improved pedestrian and bicycle connectivity.

PH24/5-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10514 be given second and third readings.

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The question on the motion was not called as discussion ensued with regard to (i) the Official Community Plan (OCP) designation of mixed-use and the application being in compliance with the OCP designation, (ii) tree retention and wildlife habitat preservation, (iii) the transition from existing residential uses to light industrial limited commercial development as envisioned in the City Centre Area Plan (CCAP), (iv) proposed road widening and frontage and intersection improvements, and (v) the design and construction of a proposed linear park along Hazelbridge Way as a key component of the CCAP, and a proposed neighbourhood green link as identified in the 2010 Richmond Trail Strategy.

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

PH24/5-2

It was moved and seconded

That the staff report titled “Application by Billard Architecture Inc. for Rezoning at 8180, 8200, 8220, 8240, 8260, 8280 and 8300 Leslie Road from the “Single Detached (RS1/E)” Zone to the “Light Industrial, Office and Limited Commercial (ZI21) - Aberdeen Village (City Centre)” Zone and the “School & Institutional Use (SI)” Zone”, dated March 11, 2024, from the Director, Development, be referred back to staff for further review.

DEFEATED

Opposed: Mayor Brodie

Cllrs. Au

Heed

Hobbs

Loo

McNulty

Discussion ensued regarding further refinement of design and landscaping details at the Development Permit Panel stage.

The question on the motion was then called and it was **CARRIED** with Cllrs. Day, Gillanders, and Wolfe opposed.

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2. **TEMPORARY COMMERCIAL USE PERMIT (TU 23-024083)**
(Location: 13651 Bridgeport Road; Applicant: Pooni Group)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

Andre Chilcott (Schedule 4)

Shaena Furlong (Schedule 5)

Submissions from the floor:

None.

PH24/5-3

It was moved and seconded

To allow a maximum of 1,490 m² (16,043 ft²) of floor area to be used for 'Warehouse Sales' limited to the sale of household appliances, and the provision of 87 parking spaces, at 13651 Bridgeport Road on a temporary basis until February 28, 2027.

The question on the motion was not called as discussion ensued with respect to the length of the permit in relation to the applicant's current lease.

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

3. **OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 10530 RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10531 (RZ 20-915237)**

(Location: 8351 River Road, 8411, 8431, 8451 West Road and 2431 No. 3 Road, and Provincial Crown Land (PCL) - Block A, District Lot 6578, Group 1, New Westminster District and a Portion of District Lot 6689, Group 1, New Westminster District (Crown Lands Registry), and Lot 87 Except: Part on Plan 70252, District Lot 478 Group 1 and Section 21 Block 5 North Range 6 West, New Westminster Land Plan 34592; Applicant: Jingon International Development Group)

Applicant's Comments:

The applicant was available to respond to queries.

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Written Submissions:

Raymond Cheung (Schedule 6)

Nancy Small (Schedule 7)

Ahmed Alhatti (Schedule 8)

Shaena Furlong (Schedule 9)

John Roston (Schedule 10)

Submissions from the floor:

None.

PH24/5-4

It was moved and seconded

That Richmond Zoning Bylaw 7100, Amendment Bylaw 10530 be given second and third readings.

The question on the motion was not called as discussion ensued in regards to (i) coordinating the proposed development with incremental dike upgrades to accommodate the City's potential future raising of the dike crest across the site's frontage, (ii) parking and the submission and approval of a Traffic Impact Assessment, (iii) design details of the proposed arts and culture facility, and (iv) retaining the Richmond Night Market on the subject property.

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

PH24/5-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10531 be given second and third readings.

CARRIED

ADJOURNMENT

PH24/5-6

It was moved and seconded

That the meeting adjourn (8:17 p.m.).

CARRIED

**Regular Council meeting for Public Hearings
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Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Tuesday, May 21, 2024.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Evangel Biason)

Schedule 1 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, May 21, 2024.

RE LESLIE CENTRE DEV.

HI SARA,

GLAD YOU ARE BACK. HOPE YOU HAD A GREAT HOLIDAY.

ENCLOSED PLEASE FIND:

1) CONCERNS AND ? POSSIBLE SOLUTIONS (2 PAGES)

2) FUTURE ACCESS AND SHARED DRIVEWAY PROBLEMS,
AS IT RELATES TO EXISTING SITUATION. (1 PAGE)

3) VARIOUS ALTERNATIVES

4) TRAFFIC NOISE REDUCTION AND PRIVACY

ACCORDING TO VARIOUS EXPERTS / AUTHORITIES (1 PAGE SUMMARY +
SUPPORTING DOCUMENTS)

THANKS FOR YOUR UNDERSTANDING AND PATIENCE,

BEST,
MICHAEL AND ROSE TSE
871,HERITAGE BLVD.'
N. VANCOUVER,BC, V7J 3G6

PS: YES,SARA, YOU ARE CORRECT RE DUPLICATIONS,AS I PUNCHED DIFFERENT
SIGNS. SORRY.
PUBLIC HEARING FALLS ON TUESDAY MAY 21 2024,(NOT MONDAY),CORRECT?



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APR 04 2024 PA

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In view of above, it is **REASONABLE** that Adj.properties be fully, effectively, efficiently separated by

- 1) **CONTINUOUS,SOLID,THICK,HIGH BARRIER** ,with **MEASURES** as suggested by **EXPERTS** (see appendix pl)
- 2) **END OF DRIVEWAY**- -sufficiently away from property line say 40 meter (131.23 ft) or more,
(pl. refer to fig.3 ,city of VANCOUVER,NOISE CONTROL)
- 3) **MOVE “small industry loading”** to **new END OF DRIVEWAY** ,as suggested in 2) above.

This also serve TO DECLARE THAT WE **REJECT** :
“FUTURE ACCESS TO ADJACENT PROPERTY” to avoid ANY **FUTURE IMPLICATIONS** of **IMPLIED EASEMENT** by estoppel, express or Implied grant , way of necessity, prescription etc.

ALTERNATIVES FOR US RE LESLIE PROPERTY:

1) **MANUFACTURING** , AS SHOWN IN A6.01

NO
NEVER IMAGINED THIS WAY TO USE CITY CENTRE LAND .

2) **DEVELOPMENT AS A BLOCK (10 LOTS) OR** **4 REMAINING SINGLE LOTS JOINED TOGETHER ,** **WITH BUY OUT OR JOINT VENTURE:**

OUT OF THE QUESTION :

5 PARTIES INVOLVED WITH: NO INTEREST OR INCLINATION INDICATED
DIFFERENCES IN FINANCIAL,CULTURAL
MANAGERIAL CAPABILITIES ETC
MINORITY POSITION
INCOMPATIBILITY & POOR COMMUNICATION

3) **KEEP RESIDENTIAL**, WITH ONLY OWN PROPERTY

FEASIBILITY STUDIES ON FOLLOWING SENIOR ACCOMMODATION CRITERIA:

SMALL GROUP OF ONLY 3 TO 6
COMPATIBLE & COMPLEMENTARY :PROSPECT OF MUTUAL HELP
GET HELPER OR OTHER SERVICES JOINTLY TO LOWER EXPENSES
EMPHASIZES ON PREVENTION ,AVOID, ISOLATION
SELF HELP & MUTUAL HELP TO IMPROVE QUALITY OF LIFE
DECREASE BURDEN TO OTHERS & /GOVERNMENT

IDEAL LOCATION—SHOPPING,GROCERIES, RESTAURANTS ABOUND
EXERCISES IN SHOPPING CENTRES
LIBRARY, COMMUNITY CENTRES & HIGHER EDUCATION
TRANSPORTATION —SKYTRAIN, ,BUS NEARBY
GOOD SOIL FOR PLANTING SOME ORGANIC VEGETABLE
FOR OWN USE

IN KEEPING WITH NEW PROVINCIAL LEGISLATION RE HOUSING CRISIS.

4) **SALE**--ALSO UNDER CONSIDERATION

DEPENDING ON FUTURE GENERATION INPUT & PROSPECTS

TARGET CUSTOMER—SINGLE ,INDEPENDENT USE OR DEVELOPMENT.
INCONCEIVABLE TO ALLOW ACCESS OR DRIVEWAY AT BACK
IMAGINE TRAFFIC NOISE & PRIVACY ISSUES ETC. FROM
FRONT,BACK AND SIDE ON A 135 FT DEEP ONLY LOT!

Determine Your Noise Reduction Needs consider the source of the noise and its decibel level.

Consider Different Materials

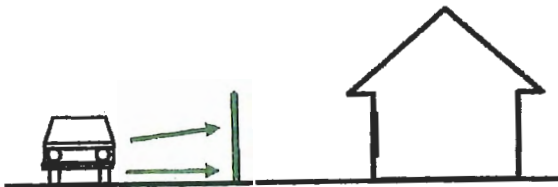
Concrete walls or panels are excellent choices for maximum noise reduction. They are sturdy and long-lasting.

While certain materials may be more expensive upfront, they could offer better long-term value due to their durability and low maintenance requirements.

Evaluate Height and Design Options

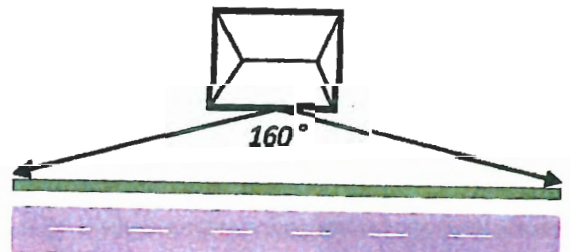
The height of your outdoor sound barrier fence plays a crucial role in its effectiveness. The taller the fence, the more noise it will block out.

Where truck noise is significant, the barrier height may need to be increased to block line-of-sight to the top of the vehicle. Remember to check with your planning authority whether approval is required to construct a new fence.



The barrier must be high enough to block line-of-sight between the noise source and the point where noise may enter your house

To be effective, fences also need to extend down side boundaries, or be long enough to provide at least 180° of protection.



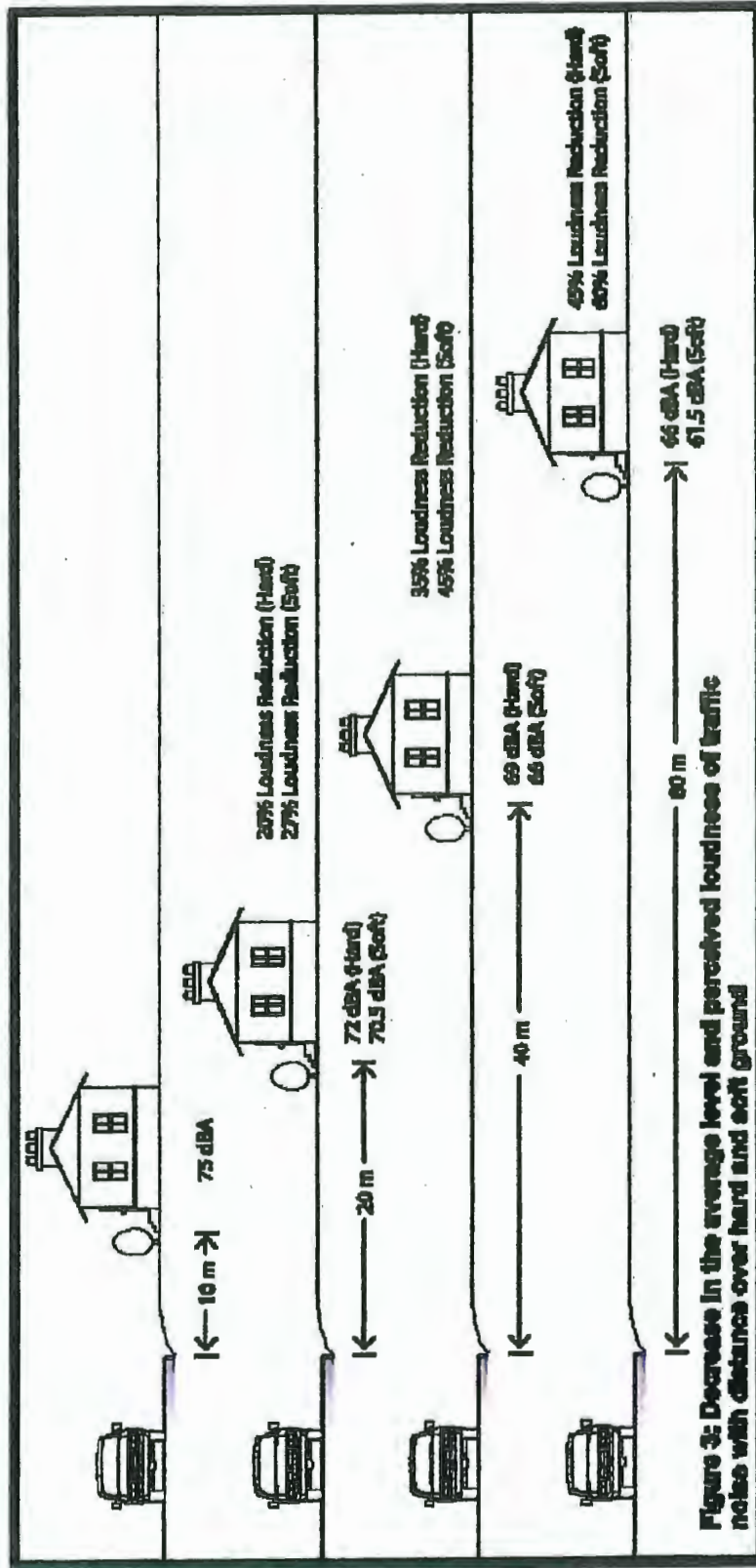


Figure 3: Decrease in the average level and perceived loudness of traffic noise with distance over hard and soft ground

What are the most innovative solutions for reducing transportation-related noise pollution?

Powered by AI and the LinkedIn community

- 1 [Low-noise pavements](#)
- 2 [Quiet zones](#)
- 3 [Electric vehicles](#)
- 4 [Noise barriers](#)
- 5 [Noise mapping and action plans](#)
- 6 [Here's what else to consider](#)

Noise pollution is a serious environmental and health issue that affects millions of people around the world. It can cause stress, hearing loss, sleep disturbance, cardiovascular diseases, and reduced quality of life. Transportation is one of the major sources of noise pollution, especially in urban areas where traffic, trains, planes, and construction are constantly generating loud sounds. How can transportation planning help reduce noise pollution

Arka Kanungo, LSSGB™, MCIHT, AITP, MCoA
Consultant - Transport & Trade Facilitation, ADB | Internation...

Reducing transportation-related noise pollution necessitates multifaceted approach integrating technology, strategies, and behavioural changes. Case studies:

1. Sweden's use of porous asphalt on major roads significantly attenuated traffic noise.... [...see more](#)

1 Low-noise pavements

One way to reduce noise pollution from road traffic is to use low-noise pavements, which are designed to absorb or dissipate sound waves instead of reflecting them. Low-noise pavements can be made of porous asphalt, rubberized asphalt, or stone mastic asphalt, among other materials. These pavements can reduce noise levels by up to 10 decibels, which is equivalent to halving the traffic volume. Low-noise pavements also have other benefits, such as improving drainage, reducing splash and spray, and enhancing skid resistance.

Omid YOUSEFI (edited)
Experienced Urban Planner, Civil Eng & Data Analyst...

Exploring the future of urban tranquility: Our latest research harnesses AI and data analysis to revolutionize transportation noise control. Discover how low-noise pavements, like porous asphalt, reduce noise by 10dB - akin to halving traffic volume. Beyond material innovation, our holistic approach int... [see more](#)

The most innovative response to noise pollution is also the oldest response: traffic calming.

Motor vehicles will continue to exist, but the faster they go, the more noise pollution is generated. And besides the nuisance aspect, excessive road noise has negative mental health impacts.

Treat noise pollution on collectors and arterials like a health AND safety issue.

From: Ross McCutcheon <ramcc95@gmail.com>
Sent: May 21, 2024 7:26 AM
To: CityClerk
Subject: RZ 20-921503 properties 8180, 8200, 8220, 8240, 8260, 8280 & 8300 Leslie Road

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear City of Richmond,

I am writing today in response to RZ 20-921503 Notice of Public Hearing. I have resided in Richmond for 32 years and in three years, I look forward to call myself a local.

I am not opposed to development except where it displaces or eliminates residential housing. Which, regretfully this proposal does.

With the City, Province & other parties involved in building the \$2 billion dollar Canada Line, I believe within walking distance along the transit corridor a mix of residential & commercial development should be maintained.

I would implore the City to rethink the long term zoning and return the area to a High Density zoning. With six stories in this development, it must be possible to include residential housing.

Some notes with respect to nature. The properties in question fall in line of the Blackbird migratory route. Wintering in Burnaby, for generations the Blackbirds come and nest in the trees along Leslie Road in Richmond.

In addition the number of Chickadees, Robins and Hummingbirds are significant. Also note there is a resident Hawk, Owl and Eagles. With respect to ground animals, are squirrels, racoons and a coyote. I'm wondering if an assessment of Wildlife has been made?

Finally, and only recently noted during the sewer upgrade, along Leslie Road. City Engineering may recall the difficulty installing the sewer pipe 10'-20' down, due to the river of mud that exists at that depth. Is the ground supportive of a structure of this size?

I hope the City and Development can reach a suitable arrangement for blending into the City core.

Sincerely yours,
Ross McCutcheon
8380 Leslie Rd,
Richmond, BC V6X 1E5,

From: marina lott <lottmarina@yahoo.com>
Sent: May 21, 2024 3:12 PM
To: CityClerk
Subject: public hearing 7pm may 21,2024

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello.

My name is Marina Lott and I live right next door to the proposed site at the corner of Hazelbridge and Leslie Rd. I have lived here for 14 and a half years at 8320 Leslie Rd. I have a number of concerns in regards to this construction. I have seen many and heard many accidents at this corner, the traffic, especially on the weekends is heavy and blocked. How will this driveway make it any better. No traffic checks that I recall have been made. What about the traffic on Leslie Rd, it can be nuts, people have already been struck by cars, and some close calls, several by to me. Cars speed down this road so carelessly. This really should be addressed.

I'm very concerned about the noise from this building when finished and my privacy. How close will this be to me, and who can spit in my yard. The Loading Zone can't be beside me, that's more noise again intruding. Like there isn't enough noise at night from the Zodiac. What about the parking on the street. There are homes here! I have to deal with them with parking in front of our homes. the noise from all the people, cars. AND A LANEWAY TOO!

The saddest of it all is the wildlife here will be obliterated. So far I have kept watch and track of 35 species of wildlife, and not just me but my daughters as well. There could be even more, I'm not outside 24/7, and at night the owls all look the same. Of these 34 have been in my BACKYARD, and only 1 across the street. 33 species I have a name for, 2 I haven't. god knows I've tried, but I can't identify. So not only does this kind of displace me in a way.....BUT ALL these animals. I bet no one thought about that. A couple are new arrivals, started coming last year. And a flock of 20 -30 bright finch come almost every early summer. Bet you didn't know that.

There needs to be a LOT of more research in to this area, already building around here has displaced Heron. And I'd like to add, several neighbours across the street...They don't understand you notice!!!! You should be going door to door making sure that everyone knows what's in the future for our neighbourhood.

Thank You, Marina Lott



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Landa Global Properties Ltd.

1550 - 200 Burrard St.
Vancouver, B.C. V6C 3L6
landaglobal.com

Schedule 4 to the Minutes of the
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Tuesday, May 21, 2024.

T 604 256 5888
E info@landaglobal.com

City of Richmond
6911 Number 3 Rd,
Richmond, BC V6Y 2C1

Dear Mayor and Council,

I am writing to support the Temporary Use Permit extension that would allow Midland Appliance to continue operating their business temporarily at 13651 Bridgeport Road. I worked with Midland on a development project in 2006-2022. They are a great corporate entity that serves a very important role in the development industry. They supply a full range of appliances to the range of development projects we need in the region.

Letting Midland stay in its current location makes sense for their employees and existing customers. I encourage Council to support the extension.

Thank you for your attention to this matter.
Sincerely,

Andre Chilcott
SVP of Development, Landa Global Properties



Schedule 5 to the Minutes of the
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May 21, 2024

RE: Letter of Support for Extension of Temporary Use Permit at 13651 Bridgeport Road

Dear Mayor and Council,

On behalf of the Richmond Chamber of Commerce, this letter is in support of Midland Appliance Ltd. and its request for extension to the Temporary Use Permit for Midland Appliance at 13651 Bridgeport Rd. This location employs 30-35 full time equivalent employees throughout the year and is a hub for homeowners and home builders.

In the two years that Midland Appliance has been a member of the Richmond Chamber of Commerce, we have seen their commitment to corporate citizenship and their impressive business growth. In the past year, Midland has opened two impressive new showrooms in Langley and Abbotsford.

The company was recognized as a Finalist for our "2022 Large Business of The Year" Business Excellence Awards. Since then, the company has been a supporter of various Chamber initiatives, including acting as hosts to a 2023 Richmond Chamber roundtable focused on the real estate and development sector.

As they celebrate their 40th year in business this year, 2024, Midland is working to expand their offering to the Richmond community by growing their sales and service teams.

It would benefit the city and community if Midland continues to invest in its headquarters in Richmond and brings more employees to this location. The Chamber understands the challenges and costs that a relocation of this size would present, we hope that Council will grant Midland an extension to their Temporary Use Permit, allowing the company the time it needs to successfully find a suitable new location.

The Chamber is supportive of Midland's request to remain in their current location until a suitable site is available for relocation and/or alternative solution that allows them to remain in the city.

Thank you for your consideration,



Shaena Furlong
President & CEO
Richmond Chamber of Commerce

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Schedule 6 to the Minutes of the
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Richmond City Council held on
Tuesday, May 21, 2024.

Firework Productions Ltd.

3063-8700 McKim Way
Richmond BC V6X 4A5

Tel: 604-244-8448

Email: admin@richmondnightmarket.com



May 16th, 2024

Re: Duck Island Rezoning Application

To: Mayor and Council:

My name is Raymond Cheung. My company, Firework Productions Ltd., owns and operates the Richmond Night Market. In the past 24 years, with the help and support of the Mayor & council and the City staff, our event has become the largest Night Market in North America and an iconic event in the City of Richmond.

For the Duck Island rezoning, we were very pleased that during the first reading of the application for the rezoning bylaw on May 13, the developer told the Council that they are committed to the continuation of our Night Market on the current site. We trust that the City is as pleased as we are to know that Night Market will be part of this future development.

We support this future development plan, and we look forward to creating a more exciting experience for our visitors in the years to come.

Raymond Cheung
CEO, Firework Productions Ltd.



Schedule 7 to the Minutes of the
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205 South Tower, 5811 Cooney Rd
Richmond, British Columbia
Canada, V6X 3M1

604 821 5474
info@tourismrichmond.com

May 17, 2024

Dear Mayor and Council,

As many of us have seen first-hand, the Richmond Night Market is an exciting attraction, cherished by locals and sought after by visitors from far and wide. This is an experience woven with threads of excitement, flavour, and community spirit.

The Richmond Night Market Averages 800,000 visitors through its gates per year and approximately 40% of those are from outside Richmond. And there are over 300 vendors. It is a unique local gem with a regional and international draw.

It, along with the incredible culinary experiences in Richmond, continues to help put our city on the map as a food hub unlike any other in North America.

We support the Richmond Night Market's future with the Duck Island development plan, so locals and visitors can experience the market's bustling energy for many years to come.

A handwritten signature in black ink that reads "Nancy Small".

Nancy Small

CEO, Tourism Richmond



**PACIFIC.
AUTHENTIC.
RICHMONDBC**

Schedule 9 to the Minutes of the
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Richmond City Council held on
Tuesday, May 21, 2024.

May 21, 2024

RE: Letter of Support for Rezoning at Duck Island

Dear Mayor and Council,

On behalf of the Richmond Chamber of Commerce, I am writing to express our support for the proposed rezoning of Duck Island. While we typically advocate for the protection of industrial land in Richmond, the Duck Island redevelopment project, which aligns with the 2041 Official Community Plan, appears to offer substantial benefits to the community and local economy. The applicant's commitment to collaborating with the Richmond Night Market is commendable, preserving an important local tradition.

The project proposal, which includes over 1.3 million sqft of retail and entertainment space, over 1.2 million sqft of hotel space, and over 1.2 million sqft of office space, including large floorplate office space which might be suitable to high-tech companies and the educational sector, will attract workers and visitors to our region.

The location of the project, adjacent to the Bridgeport Canada Line station and bus terminal should allow workers (with estimates of 15,000 FTE) and visitors to easily access the new hub. Partnership with the Musqueam First Nation to develop the site will help to facilitate the process of economic reconciliation.

Tourism benefits extend beyond jobs and tax revenues. Local restaurants, historical sites, and various businesses, from local artisans to major shopping centers, will thrive from increased visitor spending. In 2017, the visitor economy generated \$1.78 billion in economic output for Richmond, accounting for 12% of all jobs.

With significant upcoming events (including the World Cup and Taylor Swift concerts) putting our region in a global spotlight once again, forward-thinking development is necessary to help us meet this growing visitor demand, helping Richmond welcome travellers, attract quality employment, and develop our scenic waterfront.

Thank you for your consideration,



Shaena Furlong
President & CEO
Richmond Chamber of Commerce

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Schedule 10 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, May 21, 2024.

From: CityClerk
Sent: May 9, 2024 11:21 AM
To: MayorandCouncillors
Subject: FW: Duck Island Development Public Hearing

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE



From: John Roston, Mr <john.roston@mcgill.ca>
Sent: May 9, 2024 9:16 AM
To: Brodie, Malcolm <MBrodie@richmond.ca>; McNulty,Bill <BMcNulty@richmond.ca>; Day,Carol <CDay@richmond.ca>; Au,Chak <CAu@richmond.ca>; Loo,Alexa <ALoo@richmond.ca>; Hobbs,Andy <AHobbs@richmond.ca>; Wolfe,Michael <MWolfe@richmond.ca>; Gillanders,Laura <LGillanders@richmond.ca>; Heed,Kash <KHeed@richmond.ca>
Cc: CityClerk <CityClerk@richmond.ca>
Subject: Duck Island Development Public Hearing

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear Mayor & Councillors,

I am in Paris, France at the moment and unable to attend the Duck Island Development Public Hearing. Please consider this written submission.

The Duck Island Development includes a new City owned Art and Culture Facility of 30,000 sq ft.

When I was on the Richmond Museums Board, a study was done that included wide consultation with relevant parties on a new Richmond Museum. There was substantial support for a 60,000 sq.ft. museum of international calibre that could attract international tourists including those who have stopovers at YVR.

An ideal location for such a museum is the Duck Island development where it could be on the waterfront beside one of the proposed hotels and the Canada Line. A Canada Line station at the museum would enable international travellers at YVR with a stopover of a few hours to spend them at the museum. A partnership with a hotel could provide substantial operating funds for the museum through museum-hotel packages and revenue from hotel operation of the museum's food and drink concessions. A waterfront location allows for a rooftop observation deck and a high-quality restaurant.

One possible theme of international interest is climate change in general with a more in depth focus on migration patterns and changes in the oceans including the effects of ocean rise on places like Richmond. This topic has wide appeal, particularly for young people and families with children.

If the developer is paying for a 30,000 sq.ft. facility, there would very likely be senior government funding for construction of the other half to enable a 60,000 sq.ft. museum that, as an international attraction, provides considerable added benefit to the developer.

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