



## General Purposes Committee

Anderson Room, City Hall  
6911 No. 3 Road

Monday, May 1, 2017  
4:00 p.m.

Pg. #      ITEM

### MINUTES

**GP-5**      *Motion to adopt the **minutes** of the meeting of the General Purposes Committee held on Tuesday, April 18, 2017.*



### COMMUNITY SERVICES DIVISION

1. **MINORU PARK VISION AND GUIDING PRINCIPLES**  
(File Ref. No. 06-2345-20-MINO1) (REDMS No. 5340141 v. 6)

**GP-7**

**See Page GP-7 for full report**

*Designated Speaker: Mike Redpath*

### STAFF RECOMMENDATION

- (1) *That the Minoru Park Vision and Guiding Principles as detailed in the staff report titled "Minoru Park Vision and Guiding Principles," dated April 4, 2017, from the Senior Manager, Parks, be adopted; and*
- (2) *That the Vision and Guiding Principles as described in the staff report titled "Minoru Park Vision and Guiding Principles," dated April 4, 2017, from the Senior Manager, Parks, be used to guide the development of the Minoru Park Vision Plan and that staff bring the Minoru Park Vision Plan to Council for approval at the end of 2017.*



2. **VIABILITY OF REPURPOSING MINORU AQUATIC CENTRE**

(File Ref. No. 06-2052-55-02-01) (REDMS No. 5361029 v. 5)

GP-53

See Page GP-53 for full report

*Designated Speakers: Jim Young & Mike Redpath*

STAFF RECOMMENDATION

- (1) *That upon completion and opening of the new Minoru Centre for Active Living, the existing Minoru Aquatic Centre located at 7560 Minoru Gate in Minoru Park be decommissioned and demolished, and that the project be submitted for consideration in the 2018 capital budget as described in the staff report titled “Viability of Repurposing Minoru Aquatic Centre,” dated April 21, 2017, from the Senior Manager, Capital Buildings Project Development and the Senior Manager, Parks; and*
- (2) *That any future use of the existing Minoru Aquatic Centre site located at 7560 Minoru Gate be considered as part of the Minoru Park Vision Plan and be subject to Council approval.*



3. **MINORU COMPLEX ENTRIES AND ARRIVALS PUBLIC ART PROJECT REVIEW**

(File Ref. No. 11-7000-09-20-202) (REDMS No. 5345031)

GP-61

See Page GP-61 for full report

*Designated Speaker: Eric Fiss*

STAFF RECOMMENDATION

*That the issuance of a revised Artist Call for the Minoru Complex Entries and Arrivals Public Art Project, as described in the staff report titled, “Minoru Complex Entries and Arrivals Public Art Project Review,” dated March 20, 2017 from the Director, Arts, Culture and Heritage Services, be endorsed.*



FINANCE AND CORPORATE SERVICES DIVISION

4. **REGISTRATION OF A STATUTORY RIGHT OF WAY IN FAVOUR OF BC HYDRO OVER CITY-OWNED PROPERTY AT MINORU COMPLEX (6500/6960 GILBERT ROAD, 7191/7251 GRANVILLE AVENUE, 7551 MINORU GATE)**

(File Ref. No. 06-2285-30-197) (REDMS No. 5211578 v. 2)

GP-72

See Page GP-72 for full report

*Designated Speaker: Ken Barlow*

STAFF RECOMMENDATION

- (1) *That staff be authorized to register a statutory right of way for utility purposes in favour of BC Hydro over a 96.0 m<sup>2</sup> portion of City-owned property at Minoru Complex (6500/6960 Gilbert Road, 7191/7251 Granville Avenue, 7551 Minoru Gate); 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 effect the transaction detailed in the staff report titled “Registration of a Statutory Right of Way in favour of BC Hydro over City-owned Property at Minoru Complex (6500/6960 Gilbert Road, 7191/7251 Granville Avenue, 7551 Minoru Gate)” dated April 12, 2017 including all contracts and Land Title Office documents.*



PLANNING AND DEVELOPMENT DIVISION

5. **BUILDING PERMIT APPLICATION AT 10960 GRANVILLE AVENUE**

(File Ref. No.: 5375417 ) (REDMS No. 08-4057-10)

GP-78

See Page GP-78 for full report

*Designated Speaker: James Cooper*

STAFF RECOMMENDATION

- (1) *That Building Permit Application No. 17-768616 for a single family dwelling at 10960 Granville Avenue, with a total floor area of 967.1 m<sup>2</sup> (10,410.1 ft<sup>2</sup>), be withheld for a period of 30 days beginning on the date of application (April 5, 2017) pursuant to Section 463(1) of the Local Government Act, as Council considers that the proposed house size, farm home plate and setbacks are in conflict with the proposed Zoning Bylaw amendments under preparation.*
- (2) *That, pursuant to Section 463(3) of the Local Government Act, Building Permit Application No. 17-768616 be withheld for a further period of 60 days, commencing May 5, 2017.*

☐

ADJOURNMENT

☐



## General Purposes Committee

Date: Tuesday, April 18, 2017

Place: Anderson Room  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au  
Councillor Derek Dang  
Councillor Carol Day  
Councillor Ken Johnston  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Harold Steves

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 meetings of the General Purposes Committee held on March 27, 2017 and April 3, 2017, be adopted as circulated.*

**CARRIED**

### FINANCE AND CORPORATE SERVICES DIVISION

1. **ANNUAL PROPERTY TAX RATES (2017) BYLAW NO. 9695**  
(File Ref. No. 12-8060-20-009695) (REDMS No. 5331890)

In reply to a query from Committee, Ivy Wong, Manager, Revenue, advised that an increase in tax distribution percentage to the major industry class would be significant as there are only 30 properties in that class.

**General Purposes Committee**  
**Tuesday, April 18, 2017**

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It was moved and seconded

*That the Annual Property Tax Rates (2017) Bylaw No. 9695 be introduced and given first, second and third readings.*

**CARRIED**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:02 p.m.).*

**CARRIED**

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 Tuesday, April 18, 2017.

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Mayor Malcolm D. Brodie  
Chair

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Hanieh Berg  
Legislative Services Coordinator



# City of Richmond

## Report to Committee

**To:** General Purposes Committee

**Date:** April 4, 2017

**From:** Mike Redpath  
Senior Manager, Parks

**File:** 06-2345-20-MINO1/Vol  
01

**Re:** Minoru Park Vision and Guiding Principles

### Staff Recommendation

1. That the Minoru Park Vision and Guiding Principles as detailed in the staff report titled "Minoru Park Vision and Guiding Principles," dated April 4, 2017, from the Senior Manager, Parks, be adopted.
2. That the Vision and Guiding Principles as described in the staff report titled "Minoru Park Vision and Guiding Principles," dated April 4, 2017, from the Senior Manager, Parks, be used to guide the development of the Minoru Park Vision Plan and that staff bring the Minoru Park Vision Plan to Council for approval at the end of 2017.

for  
Mike Redpath  
Senior Manager, Parks  
(604-247-4942)

Att. 6

| REPORT CONCURRENCE   |                                     |                                       |
|--|-------------------------------------|---------------------------------------|
| <b>ROUTED TO:</b>  | <b>CONCURRENCE</b>                  | <b>CONCURRENCE OF GENERAL MANAGER</b> |
| Arts, Culture & Heritage   | <input checked="" type="checkbox"/> |                                       |
| Recreation Services  | <input checked="" type="checkbox"/> |                                       |
| Community Social Development                                     | <input checked="" type="checkbox"/> |                                       |
| <b>REVIEWED BY STAFF REPORT /<br/>AGENDA REVIEW SUBCOMMITTEE</b> | <b>INITIALS:</b><br>                | <b>APPROVED BY CAO</b><br>            |

## Staff Report

### Origin

The need to review and reimagine Minoru Park has arisen from recent major changes in and around the park including rapid urban development in the Richmond city centre area and the construction of the Minoru Complex. Minoru Park has evolved incrementally over time as community needs have expanded and as facilities have required upgrades, which has resulted in park fragmentation and a general lack of cohesion and connectivity. The Minoru Park Vision Plan process provides an opportunity to take a holistic approach to planning Minoru Park's future evolution and renewal.

The purpose of this report is to describe the Minoru Park Vision and Guiding Principles, outline the planning and public engagement process to date and recommend next steps for preparing the Minoru Park Vision Plan.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

*Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.*

2.1. *Strong neighbourhoods.*

2.3. *Outstanding places, programs and services that support active living, wellness and a sense of belonging.*

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

*Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.*

3.2. *A strong emphasis on physical and urban design.*

This report supports Council's 2014-2018 Term Goal #4 Leadership in Sustainability:

*Continue advancement of the City's sustainability framework and initiatives to improve the short and long term livability of our City, and that maintain Richmond's position as a leader in sustainable programs, practices and innovations.*

4.1. *Continued implementation of the sustainability framework.*

4.2. *Innovative projects and initiatives to advance sustainability.*



This report supports Council's 2014-2018 Term Goal #6 Quality Infrastructure Networks:

*Continue diligence towards the development of infrastructure networks that are safe, sustainable, and address the challenges associated with aging systems, population growth, and environmental impact.*

6.1. *Safe and sustainable infrastructure.*

6.2. *Infrastructure is reflective of and keeping pace with community need.*

This report supports Council's 2014-2018 Term Goal #9 A Well-Informed Citizenry:

*Continue to develop and provide programs and services that ensure the Richmond community is well-informed and engaged on City business and decision making.*

9.1. *Understandable, timely, easily accessible public communication.*

9.2. *Effective engagement strategies and tools.*

## **Analysis**

### **Background**

Minoru Park is a well-used and highly valued 65 acre recreational and cultural precinct located in the civic heart of Richmond's City Centre area. It supports multiple functions including active sport use, informal community use, and hosts a wide variety of facilities such as the Richmond Cultural Centre, Richmond Public Library, Richmond Gateway Theatre, Minoru Place Activity Centre (Seniors Centre) and Minoru Arenas. All of the site's varied components provide both local and city-wide services.

There have been a number of significant changes in and around Minoru Park in recent years which have had a significant impact on it. In 2014, the Minoru 2 and Minoru 3 Latrace fields were replaced and relocated and the cricket pitch was upgraded, shifting active sport uses further north into the park. The Minoru Complex which will open within the next year will shift this programming to the west from the east side of the park. The new Kiwanis/Carrera development immediately adjacent to the park also brings a large number of new residents and introduces a "front porch" interface with the park.

These recent major changes have signalled the need for the Minoru Park Vision and Guiding Principles to ensure that future redevelopments in and around the park are cohesive, well-integrated and reflective of Richmond's growing and diversifying community needs.

### **Planning Context**

Minoru Park is designated as a City-wide park and plays a key role in the planning directions of the Official Community Plan and the Parks and Open Space Strategy. The Minoru Park Vision Plan will incorporate the Official Community Plan objectives and policies as well as the Parks and Open Space Strategy focus areas and outcome statements. The seven focus areas and

outcome statements of the Parks and Open Space Strategy are embedded in the Minoru Park Guiding Principles included in this report.

### Urban Development Context

Just as Minoru Park has evolved over time, so has the Richmond city centre area and Brighthouse Village neighbourhood around it. From 2011 to 2016, the population in the city centre increased by 25 per cent and has seen the highest density development in Richmond. In the Brighthouse Village neighbourhood there are numerous recently constructed developments and rezoning applications along No. 3 Road, which are within a five minute walking distance of Minoru Park. The completed Kiwanis/Carrera development have added approximately 1,000 residents and other development applications currently underway will add a significant number of high-density residential towers immediately adjacent to Minoru Park. All of these developments illustrate a trend toward a concentration of high-density residential use in close proximity to Minoru Park. Along with increasing density comes a need for park space and services, which will be a key focus of the Minoru Park Vision Plan process.

### Issues and Opportunities

As a result of the aforementioned major changes in and around Minoru Park in combination with aging park infrastructure, there are a number of key issues which were identified during site analysis, which include the poor condition of the lakes, a potential imbalance between active sport use, informal community use and disjointed pedestrian circulation. These key issues, as well as others identified during the community engagement process, will be analyzed and addressed as part of the Minoru Park Vision Plan process. The following key themes emerged during the analysis of issues and opportunities and will be examined through this process:

- Nature and green park space;
- Community health and wellness;
- Connectivity and trails;
- Outdoor events;
- Park identity and character; and
- Arts, culture and heritage.

### Community Engagement

The Minoru Park Vision Plan process is being led by City of Richmond Parks staff with the assistance of a consultant team, and is organized into two phases with public and stakeholder engagement being conducted throughout. Phase one started in December 2016, with site analysis and background information gathering. The phase one public and stakeholder engagement, which is now complete, was focused on gathering community input on Minoru Park's existing conditions and opportunities for its future renewal.

### Stakeholder Workshops

Beginning in February 2017, a series of staff and stakeholder workshops were held in order to gain insight about Minoru Park from the unique perspective of each group, and to identify which

park features and experiences they most value. A large number of community groups and organizations were invited to attend, ranging from Richmond Lawn Bowling to Richmond Centre for Disability (Attachment 1). The workshops were well attended and those participants were generally excited about the process and keen to share their opinions and ideas. Those who were unable to attend were sent questionnaires (Attachment 2) attached to the meeting agenda via e-mail and were informed about the upcoming drop-in style public open houses.

The stakeholder workshops began with an introduction to the Minoru Park Vision Plan process, including its stage in the process, and a slide show “walk through” of Minoru Park, which illustrated the aforementioned key issues and park aspects. Smaller group discussions which were focused on values, concerns and ideas were led by members of the project team. The stakeholder workshops resulted in meaningful discussions and valuable input.

### Public Open Houses

Two drop-in style public open houses were held in mid-February 2017. The first open house took place on Thursday, February 16, from 5:00 to 8:00 p.m., at the Minoru Place Activity Centre and the second was held on Saturday, February 18, from 11:00 a.m., to 2:00 p.m., at Richmond City Hall. The public open houses were advertised in the Richmond News and Ming Pao Newspaper, and on social media, signs posted throughout Minoru Park and posters placed in City Centre Community Centre. Approximately 50 to 80 people attended each open house, and those in attendance were generally pleased with the process and chance to participate in shaping the future of this keystone park.

There were several ways for people to learn about the Minoru Park Vision Plan process, Minoru Park’s background and existing conditions and to share their ideas for its future evolution. Several information boards covering topics ranging from Minoru Park’s history through to existing circulation (Attachment 3) were on display and City park planners were available to answer questions. People were invited to provide input by writing comments on sticky notes and placing them on the information boards, writing postcards to the future about what they see in Minoru Park in the year 2040, drawing ideas about Minoru Park at a crafting station, participating in a “can you find it” treasure hunt of Minoru Park for kids testing their knowledge of the park and completing a survey (Attachment 4).

### LetsTalkRichmond

The open houses were supplemented by a webpage on LetsTalkRichmond, the City’s online platform. Digital versions of the open house boards and an online survey were posted from Thursday, February 16, 2017, until Sunday, March 5, 2017. The LetsTalkRichmond page was promoted on social media including Facebook and Twitter.

A total of 186 surveys were completed, and meaningful insight into the community’s opinions about Minoru Park’s existing conditions and potential for its future renewal was gained (Attachment 5).

### Community Engagement Results

The input received via the stakeholder workshops, open houses and LetsTalkRichmond were compiled and synthesized into key findings (Attachment 5). Below are responses that were received to a sampling of questions that were asked throughout the engagement process, as well as the importance that the community placed on key aspects of Minoru Park.

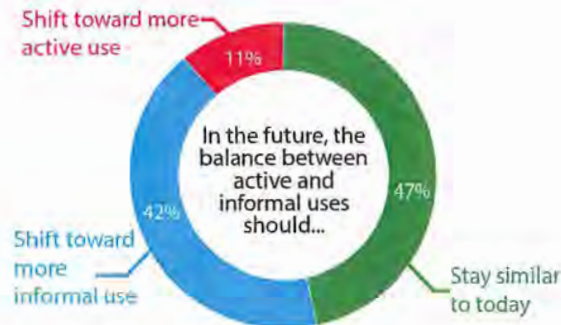
A broad range of generally positive comments were received when people were asked what they thought about Minoru Park today, including:

*"Minoru Park is a beautiful park in the middle of the city. It has lakes, nature, places for activities and for families to get together. Let us preserve it and improve on it."*

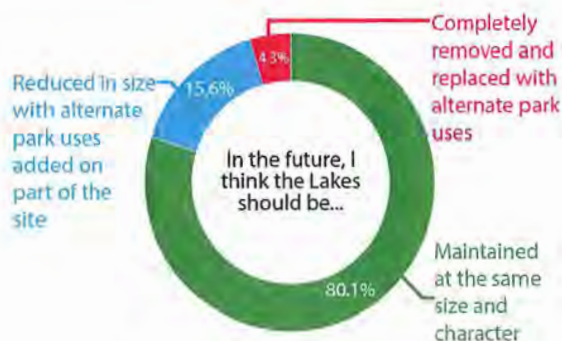
*"I'm a young college student who plans to get married and raise a family in Richmond. I hope to bring my own children to this place in the near future."*

*"Great opportunities to create an urban city center park that embraces heritage, nature, and draws on the urban/built parts of the city."*

When asked what the balance should be between active and informal uses at Minoru Park in the future, 47 per cent preferred to see the balance stay similar to what it is today, closely followed by 42 per cent who preferred to see more of a shift towards informal use.

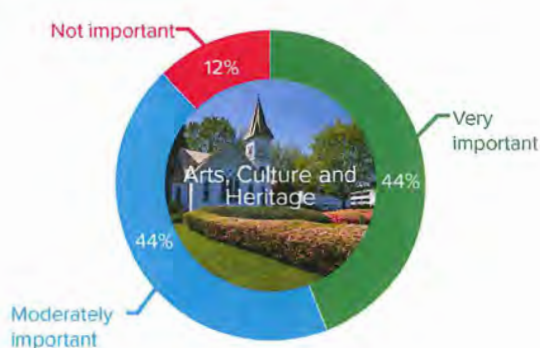
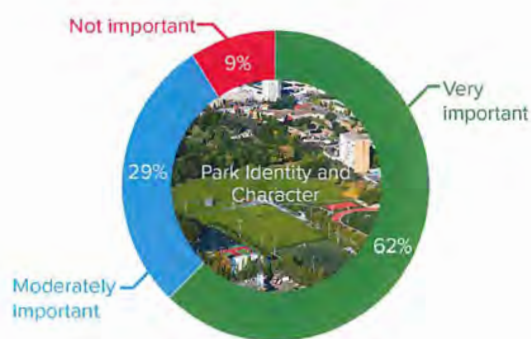
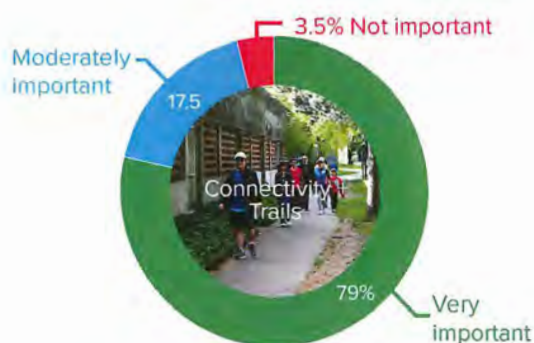
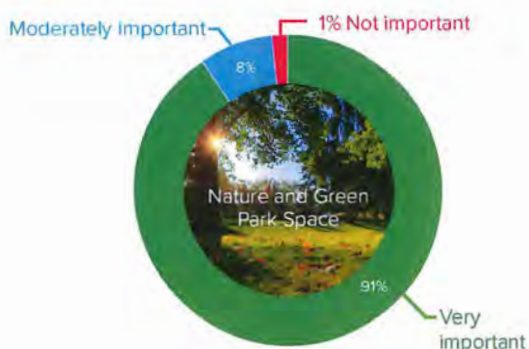


When asked how the Minoru Park lakes should be renewed in the future, the vast majority favored keeping the lakes similar to how they are today.





When asked to rank the importance of key aspects of Minoru Park, 91 per cent placed the highest value on nature and park green space, 82 per cent placed the highest value on community health and wellness, and 79 per cent placed the highest value on connectivity and trails.



### Minoru Park Vision and Guiding Principles

The Minoru Park Vision and Guiding Principles (Attachment 6) were generated based on the results of site analysis and the community engagement process. They build on Minoru Park's existing strengths and valued aspects while they simultaneously look forward to envision what the park might become in response to Richmond's rapidly growing and diversifying population and community needs. The Minoru Park Vision and Guiding Principles are aspirational and future-oriented and will function as touchstones when decisions need to be made about renewal and redevelopment in and around the park.

### Minoru Park Vision

Minoru Park is a dynamic City-wide park located in the civic core of Richmond's city centre area. It reflects the rich diversity of Richmond's community through its wide variety of premier recreational, arts, culture and heritage facilities and programming. Minoru Park will play an increasingly central role in the lives of Richmond residents, and in particular, residents of the Brighthouse Village neighbourhood as high density residential developments continue to grow and be concentrated in this area.

Minoru Park will be a great place for people, alive with programming. It will be a place that people love to be in; where they can play, meet friends and neighbours and enjoy participating in community life. It will be a place with a diverse mix of activity; where a wide variety of places and destinations are interconnected. It will be distinct because of the exciting diversity of social, recreational, and cultural programming while simultaneously being known as a place to find beauty, peace and tranquility. The transformation of Minoru Park will include renewal of the parks aspects that people love and value; it will be a collaborative process to reimagine the role that the park plays in the city centre and within the whole parks and open space system.

### Minoru Park Guiding Principles

#### **Minoru Park will be:**

#### **An Urban Gateway to Nature**

#### **Guiding Principles**

Minoru Park will be a place where:

- People have the opportunity to connect with nature.
- Richmond's ecological heritage and natural processes are made visible and celebrated.
- The site's existing natural features such as the lakes and canals are enhanced and showcased.
- Richmond's Ecological Network Strategy is applied and brought to life.

#### **Design and Programming Priorities**

- Include a range of green spaces that support physical, social and spiritual renewal.
- Protect the site's heritage and significant trees.
- Develop a tree renewal plan and ensure that the park continues to have a mature tree canopy.
- Celebrate native plants and environmental best practices.
- Maximize the park's green edges.
- Reconstruct the lakes and canal and seek opportunities for them to provide ecological functions.
- Maximize the park's positive contribution to Richmond's overall ecological health, adaptability and resilience through carbon sequestering, habitat creation and storm water capture.
- Develop resource management strategies for maintenance and operations.

## **Minoru Park will be: Welcoming and Inclusive**

### **Guiding Principles**

Minoru Park will be a place where:

- People can gather, play, pursue active living and feel connected to their community.
- People can just be.
- Exciting and diverse year-round programming is promoted.
- People of all ages and abilities are welcomed and feel comfortable.
- A general sense of “please walk on the grass” is invoked and people feel invited to use all areas.
- Multi-cultural and multi-generational interaction is facilitated and encouraged.

### **Design and Programming Priorities**

- Establish more informal, “no-matter-the-weather” gathering and seating areas for socialization.
- Employ age-friendly design practices such as rest stops at regular intervals along pathways and benches with backs and arm rests.
- Create a destination playground that offers a range of play opportunities.
- Support programs and opportunities for “pick-up” recreation.
- As redevelopment occurs at the park’s edges, seek opportunities to improve interfaces and linkages particularly to Minoru Boulevard and Westminster Highway.
- Dedicate space for outdoor programming with appropriate infrastructure.
- Make the cricket pitch more multi-functional and allow alternative uses outside of cricket season.
- Explore the potential for locating affordable housing in Minoru Park.

## **Minoru Park will be: Enriched with Arts, Culture and Heritage**

### **Guiding Principles**

Minoru Park will be:

- A memorable, unique place in the city where history and culture are celebrated.
- A place where lively arts and cultural programming is supported and promoted in the park, engaging and inspiring people.
- A place where memories are shared and stories are told.

### **Design and Programming Priorities**

- Celebrate the history of the site and features such as its former use as a race horse track and develop an interpretation strategy.
- Develop a public art program that celebrates and strengthens the park’s identity and character.
- Support Richmond Cultural Centre events and programs through creation of highly functional, flexible outdoor spaces (e.g. a covered plaza that can accommodate outdoor classes and performances).

### Design and Programming Priorities

- Link together arts, culture and heritage facilities and explore the potential to create themed walking routes (e.g. Minoru Park Art Walk, Minoru Memories and Heritage Stroll).
- Enliven the park with seasonal/annual artistic display garden installations.
- Make Minoru Park the storytelling place in the city.

### Minoru Park will be: Alive with Sports and Events

#### Guiding Principles

Minoru Park will be a place where:

- Major sports and community-based events add to the vibrancy of the park and city centre.
- People of all abilities are supported and motivated to get outside and move.
- Activities and events make people want to participate and linger.
- Athletes are inspired to achieve their personal best.

### Design and Programming Priorities

- Retain and protect the existing premier sports facilities as a destination sports complex.
- Add appropriately scaled event infrastructure in key locations (e.g. electrical kiosks, water hook-ups and multi-purpose, all-season surfaces)
- Retain and improve the track to serve daily, casual use as well as major track and field events.

### Minoru Park will be: Integrated and Connected

#### Guiding Principles

Minoru Park will be a place that:

- Will be a signature park in Richmond's city centre that is distinctive from, yet complementary to, other parks within the system.
- Is easy to access by all modes of transportation.
- People can navigate safely, comfortably and intuitively.

### Design and Programming Priorities

- Strengthen pedestrian connections to the park from the city centre and adjacent neighbourhoods.
- Promote programming that compliments other nearby parks.
- Physically link parks within the city centre towards an integrated green and recreation network.
- Develop a clear hierarchy of pathways that prioritize pedestrian safety particularly through parking areas around the park perimeter.
- Create walking loops with distance markers.
- Provide interesting and functional linkages between park facilities and features.
- Establish protocols for cyclists including designated bike paths while also prescribing pedestrian-only routes.



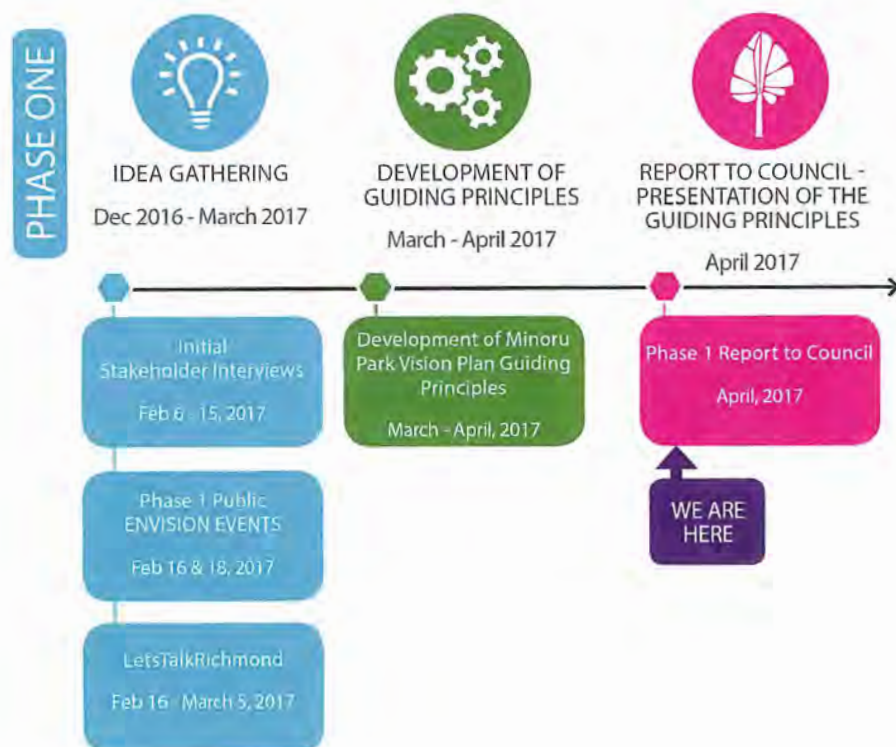
### Design and Programming Priorities

- Improve the interface and connections with Richmond Hospital.
- Develop a comprehensive wayfinding system that clearly identifies entry points and circulation routes (e.g. arrival features, orientation maps and directional signage).
- Employ consistent site furnishings and paving materials that are reflective of the park's context, character, features and high usage.
- Improve the profile of the park around its perimeter and improve the visibility of park entry points, especially along Westminster Highway.
- Encourage stakeholders and community groups to connect with each other and collaborate in order to activate the park.

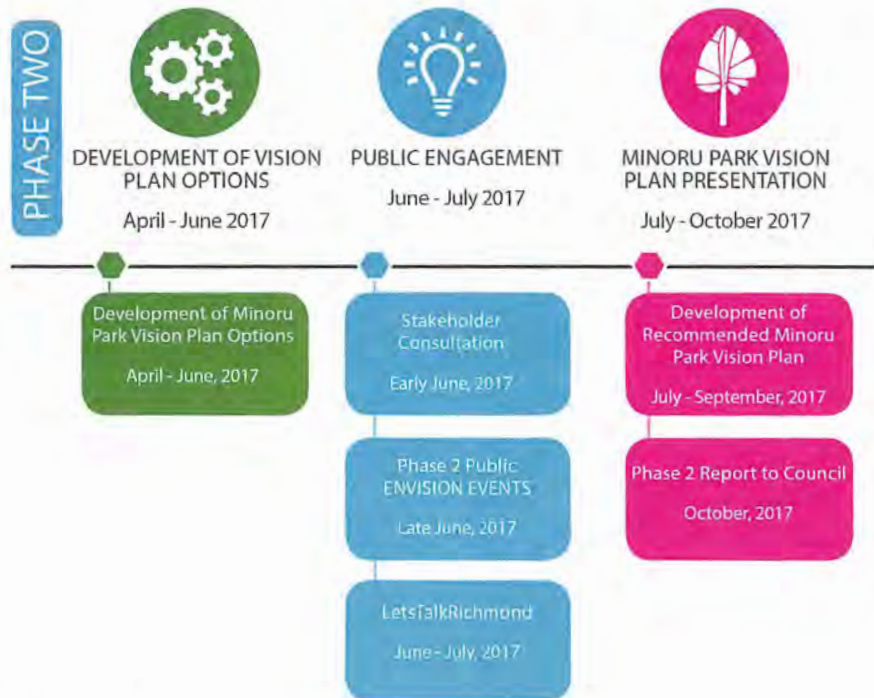
### Next Steps

Once the Minoru Park Vision and Guiding Principles are adopted by Council, the Minoru Park Vision Plan options will be developed by the consultant team under the guidance of City of Richmond Parks staff. The Minoru Park Vision Plan options will then be presented to stakeholder groups and the general public via workshops and drop-in style open houses for feedback. A preferred Minoru Park Vision Plan will then be generated and presented to Council for adoption at the end of 2017.

Below is a brief overview of the first phase of the Minoru Park Vision Plan process and staff's current stage in the timeline:



Below is a brief overview of the second phase of the Minoru Park Vision Plan process, which will begin once the Minoru Park Vision and Guiding Principles are adopted by Council:



### Financial Impact

None

### Conclusion

The Minoru Vision Plan process provides an opportunity to take a holistic approach to planning Minoru Park's future evolution and renewal. Once the Minoru Park Vision and Guiding Principles are adopted by Council, they will be used to guide the development of the Minoru Park Vision Plan which will be presented to Council for approval at the end of 2017.

Miriam Plishka, BCSLA, CSLA  
Park Planner  
(604-233-3310)

- Att. 1: Minoru Park Vision Plan Stakeholders
- 2: Stakeholder Workshop Agenda and Questionnaire
  - 3: Public Open House Boards
  - 4: Open House Survey
  - 5: Summary of Community Engagement Results
  - 6: Minoru Park Vision and Guiding Principles



**City of  
Richmond**

**Minoru Park Vision Plan 2017**  
**List of Stakeholders**  
Parks Planning, Design and Construction

\*Note: the contact information for the stakeholders was removed from the list to respect their privacy

| Title   | Name                    |
|---|-------------------------|
| <b>Outdoor Sports</b>                                       |                         |
| <b>Staff Liaison: Gregg Wheeler</b>                         |                         |
| Richmond Lawn Bowling President                             | Kion Wong               |
| Richmond Cricket Club President                             | Channa Karunaratne      |
| Richmond Tennis Club  | Tanya Donaldson         |
| Richmond Kajaks Track and Field Club                        | Karen Fisher-Hagel      |
| Richmond Sports Council Chair                               | Jim Lamond              |
| Richmond Field Lacrosse                                     | Glen Jensen             |
| Richmond Field Hockey                                       | Kathleen Wong           |
| Youth Soccer - Girls  | Mandhir Punia           |
| Youth Soccer - Boys   | Rein Weber              |
| Adult Soccer  | Steve Valenzuela (RASA) |
| Chinese Soccer / 'Soccer Link'                              | Frankie Lam             |
| Richmond City Baseball                                      | John Braaten            |
| Richmond Senior Soccer                                      | Steve Alenzuela         |
| School District No. 38                                      | Jonathan Acob           |
| Richmond Minor Football League                              | Ravi Parmar             |
| Men's Baseball  | Cory Carpenter          |
| <b>Indoor Sports</b>  |                         |
| <b>Staff Liaison: John Woolgar</b>                          |                         |
| Aquatic Services Board Chair                                | Ian McLeod              |
| Richmond Arenas Community Association Chair (public member) | Frank Claassen          |



## MINORU PARK VISION PLAN STAKEHOLDER INPUT MEETING



### MEETING DETAILS

|                        |   |
|------------------------|---|
| <b>MEETING:</b>        | Mobility + Wellness   |
| <b>DATE / TIME:</b>    | Tuesday, February 7, 2017<br>5:00 pm to 7:00 pm   |
| <b>LOCATION:</b>       | City Hall, Room M1003   |
| <b>INVITED GROUPS:</b> | Richmond Kinsmen Adult Day Centre, Richmond Kiwanis, Minoru Seniors Society, Richmond Centre for Disability, Richmond Fitness and Wellness Association, Rick Hansen Foundation, Richmond Museum Society, Walk Richmond, Garden City Coalition |

### PURPOSE

We are currently in Phase 1 of the Minoru Park Vision Plan process which focuses on gathering information about issues, opportunities, and ideas for the park. Initial stakeholder interviews are being completed at this stage to gather detailed knowledge and first-hand experiences of the park. This information will be used to inform Guiding Principles which will be presented to Council for approval. Once approved, the Guiding Principles will form the basis for concept plan options which will be presented for feedback in the summer of 2017.

### MEETING OBJECTIVES

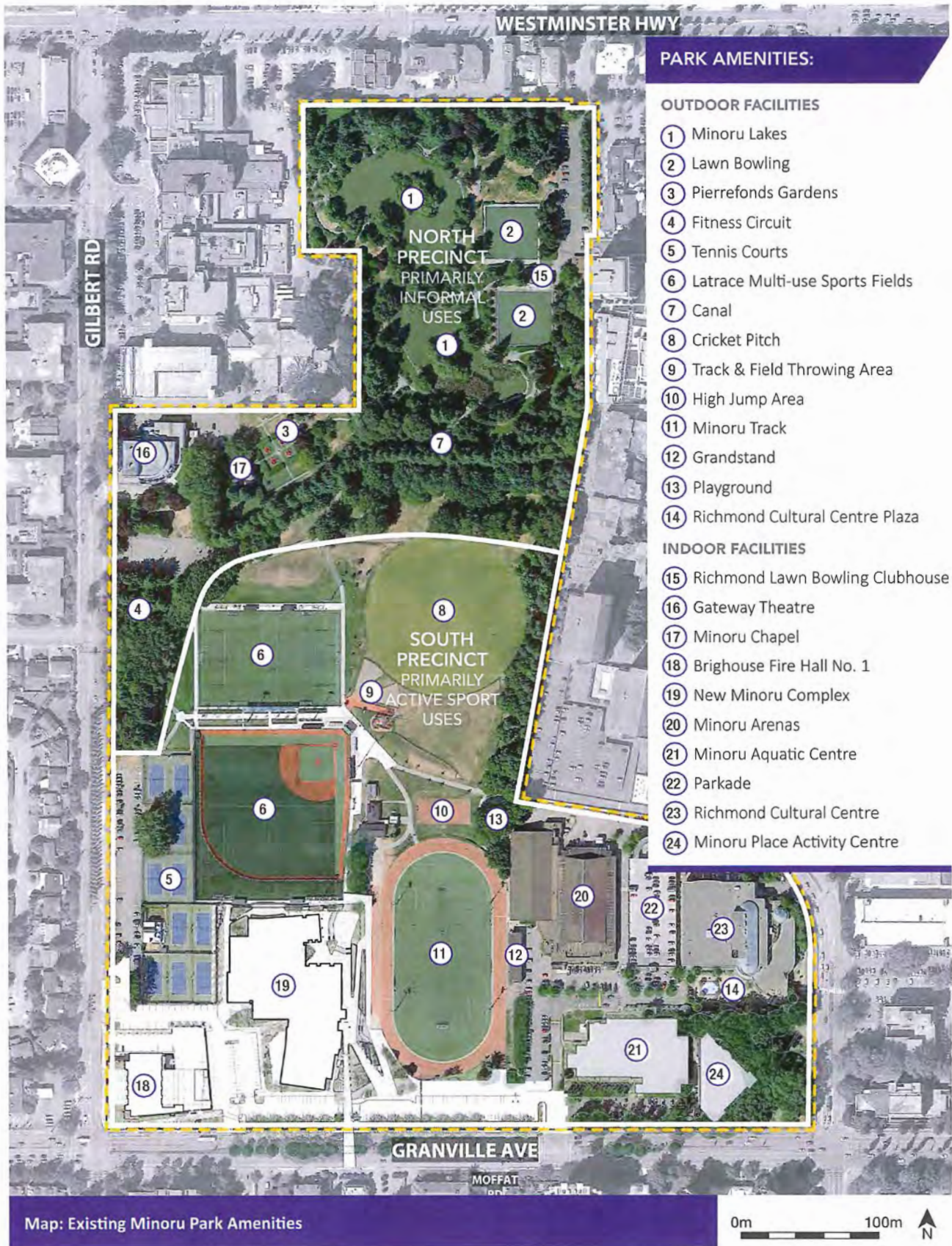
- » Introduce the Minoru Park Vision Plan process
- » Provide background about the park
- » Discuss the future role of Minoru Park in the Richmond community
- » Facilitate an interactive discussion to identify values, concerns, and ideas for the park's future
- » Discuss key aspects being explored in the Vision Plan process

### AGENDA

| # | Agenda Item   | Approx. Time |
|---|---|--------------|
| 1 | Welcome & Introductions   | 5 min.       |
| 2 | Project Introduction & Background   | 20 min.      |
| 3 | Group Discussions: <ul style="list-style-type: none"> <li>» Section 1: Values, Concerns &amp; Ideas</li> <li>» Section 2: Arrival, Circulation &amp; Experience</li> <li>» Section 3: Park Aspects</li> </ul> | 90 min.      |
| 4 | Wrap-up & Next Steps  | 5 min.       |

THANK YOU FOR MEETING WITH US!







## DISCUSSION QUESTIONS



The following discussion questions are provided for review and consideration prior to the meeting. Please come prepared to share your opinions and ideas. Before or during the meeting, please record your responses in the spaces provided. We will collect the discussion question pages at the end of the meeting. If you need more space for your comments, please use a blank sheet and include it with your response.

### SECTION 1: VALUES, CONCERNS, & IDEAS

1. What aspects of Minoru Park do you value and think should be maintained?

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2. What areas or aspects of Minoru Park do you think should be improved and how?

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3. How do you use Minoru Park today?

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4. Help envision the future of Minoru Park by completing the following sentence:

*When I enVISION Minoru Park in 2040, I see...*

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5. Identify a park or place that you love and that inspires you.

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What do you love about that place and how does it inspire you? Are there aspects of it that could be incorporated into Minoru Park?

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6. Built in the 1970s, the lakes area was designed as a beautiful oasis for the community. Over time, erosion, mechanical failures, wildlife, and age have contributed to deterioration of the lake infrastructure and water quality. The lakes are now nearing a point where renewal is required. This Vision Plan process provides an opportunity to re-envision the future for this space. Do you think the lakes should be:

- ☐ Replaced/upgraded to continue to provide a similar function to the existing lakes?
- ☐ Modified/replaced to enhance environmental functions (e.g., stormwater retention)?
- ☐ Reduced in size with alternate park uses on part of the site?
- ☐ Completely removed and replaced with alternate park uses?

7. If the area dedicated to the lakes is reduced or eliminated, what other uses should be considered for this area of Minoru Park?

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*continued on next page...*

## SECTION 2: ARRIVAL, CIRCULATION, & EXPERIENCE

8. When you visit Minoru Park, how and where do you arrive?

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What do you see or experience as you're arriving?

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9. If you were visiting Minoru Park for your first time, what would be your impression of the park from the perimeter?

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10. What is your experience of circulation moving through Minoru Park?

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11. What do you think the primary issues are for pedestrian and cyclist circulation and wayfinding in or around the park?

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What could be done to improve circulation and wayfinding?

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OTHER COMMENTS ABOUT MINORU PARK?

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## SECTION 3: PARK ASPECTS

12. Please think about each of the following aspects of Minoru Park. Identify how important you think each aspect is for the future and how well Minoru Park is currently providing it. Please identify suggestions you have for improving each aspect.

### Community Health and Wellness

*Both open-ended informal uses and active sports uses support community health and wellness. The Vision Plan will consider how to improve opportunities for community health and wellness in Minoru Park.*

How important is this aspect of Minoru Park?

☐

Very Important

☐

Moderately Important

☐

Not Important

Do you have ideas for enhancing Community Health and Wellness opportunities in Minoru Park?

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### Connectivity

*The northern and southern precincts of Minoru Park are physically divided by the canal and can feel like two separate parks. The Vision Plan will consider ways to better unify the park and improve connectivity throughout.*

How important is this aspect of Minoru Park?

☐

Very Important

☐

Moderately Important

☐

Not Important

Do you have ideas for enhancing Connectivity in Minoru Park?

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### Nature and Green Park Space

*Minoru Park includes mature tree stands, gardens, lakes, and informal green spaces. Opportunities may exist to improve these spaces to provide enhanced environmental, social, and recreational benefits for residents.*

How important is this aspect of Minoru Park?

☐

Very Important

☐

Moderately Important

☐

Not Important

Do you have ideas for enhancing Nature and Green Park Space in Minoru Park?

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### Outdoor Programming

*Minoru Park is home to a wide range of events and activities – from large community events to small informal gatherings. The Vision Plan will consider how the park can continue to support and enhance outdoor programming.*

How important is this aspect of Minoru Park?

☐

Very Important

☐

Moderately Important

☐

Not Important

Do you have ideas for enhancing Outdoor Programming in Minoru Park?

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### Identity and Wayfinding

*Minoru Park has evolved over the years and is source of community pride. The Vision Plan will consider how to enhance and unify the park's identity and wayfinding.*

How important is this aspect of Minoru Park?

☐

Very Important

☐

Moderately Important

☐

Not Important

Do you have ideas for enhancing Identity and Wayfinding in Minoru Park?

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## UPCOMING PUBLIC EVENTS



The first two public **enVISION EVENTS** will be held this February to gather ideas and input from members of the community. Please join us and encourage your friends, neighbours, and colleagues to participate.

### THURSDAY, FEBRUARY 16

Drop-in 5:00 pm to 8:00 pm  
Minoru Place Activity Centre  
7600 Minoru Gate

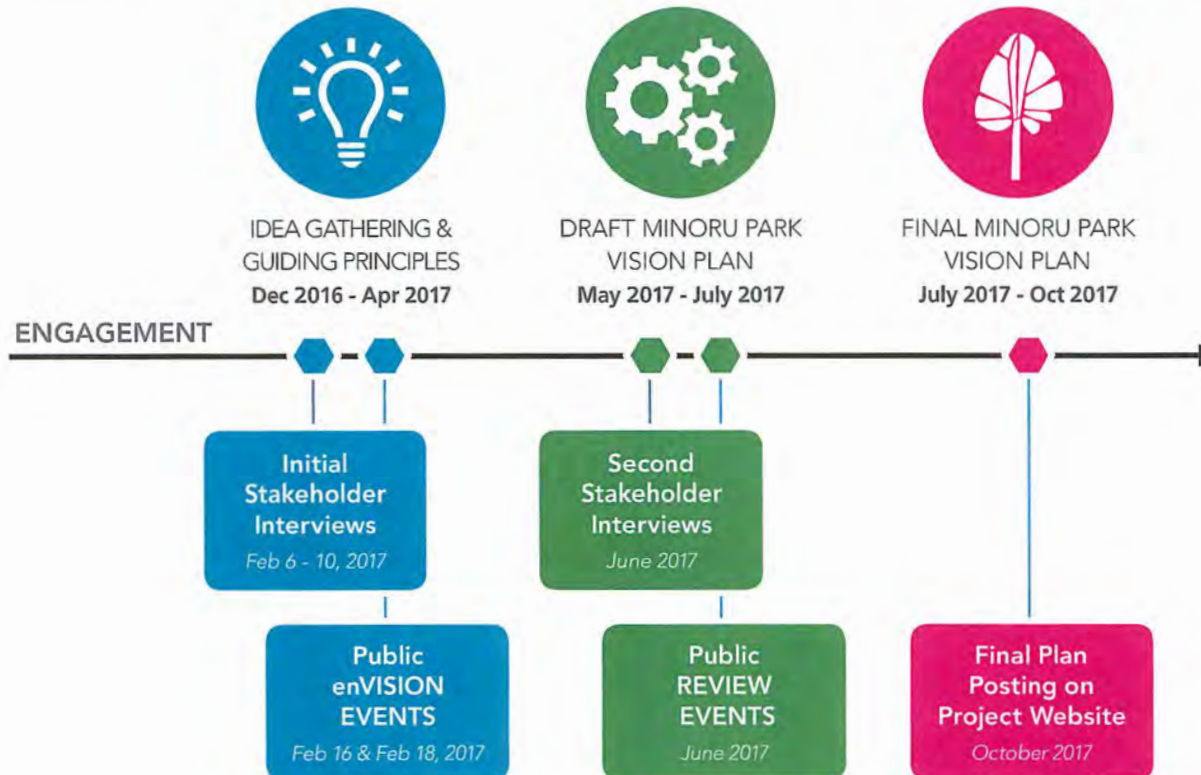
### SATURDAY, FEBRUARY 18

Drop-in 11:00 am to 2:00 pm  
City Hall Atrium  
6911 No. 3 Road

A public questionnaire will be posted on [letstalkrichmond.ca](http://letstalkrichmond.ca) starting Thursday, February 16.

## PROJECT SCHEDULE

We encourage your continued involvement as the Vision Plan is developed. The following schedule outlines key activities.



## QUESTIONS?

Starting Feb. 16, 2017 visit [www.envisionminoru.com](http://www.envisionminoru.com) and [www.letstalkrichmond.ca](http://www.letstalkrichmond.ca) for details

**Project Manager:** Miriam Plishka, Parks Planner | Community Services

**Email:** [MPlishka@richmond.ca](mailto:MPlishka@richmond.ca) **Tel:** 604.233.3310

# WELCOME!



The planning process for the future renewal of Minoru Park has started and we want to hear from you!



## WHY ARE WE HERE TODAY?

The City of Richmond Parks Department is continually working to improve the quality of parks and user experiences throughout the city. Due to significant recent changes in Minoru Park, such as the new multi-use sports fields and Minoru Complex facility, along with the rapidly increasing residential population in the near vicinity, City Parks staff are working towards the development of a Vision Plan and Guiding Principles for the future renewal of Minoru Park. These open houses mark the first step in a phased stakeholder and public consultation process and are intended to gather community input that will be used to develop Guiding Principles for Council approval.



## GOALS OF THE PROJECT

- » Receive community and stakeholder input on Minoru Park's existing conditions and ideas about its potential future
- » Develop a Minoru Park Vision Plan and Guiding Principles, which reflect the needs of current and potential future park users
- » Establish short, medium, and long-term objectives and identify priorities
- » Ensure Minoru Park remains a healthy and loved City Centre Area park for current and future generations



## HOW TO SHARE YOUR IDEAS

Please help us enVISION a future for Minoru Park by participating in Phase I of the process. Your input will be used to help develop Guiding Principles and draft concept plan options for the future renewal of Minoru Park.



### Add Your Ideas to the Posters

Review the information here today and add your thoughts to one of the interactive display posters.



### Complete an Input Survey

Fill in a paper survey today or online at **Let's Talk Richmond** ([www.letstalkrichmond.ca](http://www.letstalkrichmond.ca)) by Sunday, March 5<sup>th</sup> at 11:59 pm.



### Talk with Us!

City of Richmond staff and project team members are here today to answer questions and listen to your ideas. Come and say hello!

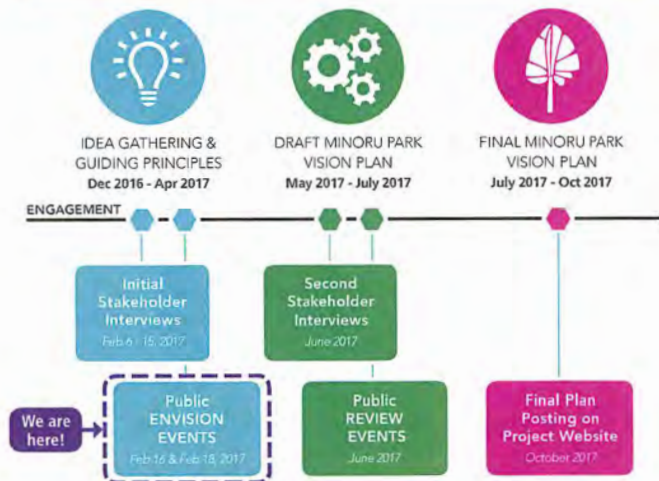


### Questions or comments?

Continue to visit [www.LetsTalkRichmond.ca](http://www.LetsTalkRichmond.ca) and [www.envisionminoru.com](http://www.envisionminoru.com) for up-to-date information. If you have any further questions, contact the Parks Department at 604-244-1208



## PROCESS





# MINORU PARK HISTORY

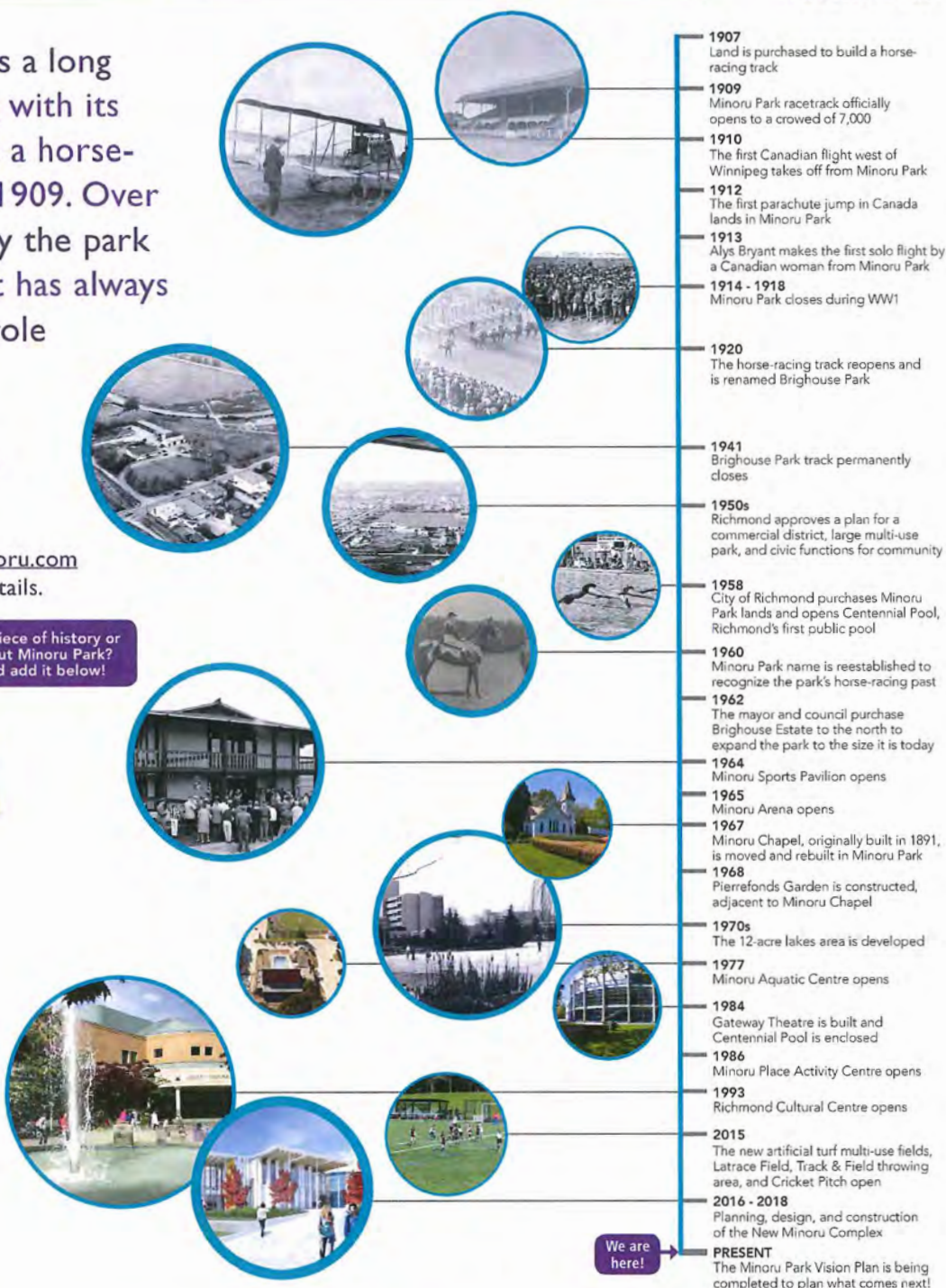


Minoru Park has a long history, starting with its development as a horse-racing track in 1909. Over the past century the park has evolved, but has always maintained its role as a place for social activity and community enjoyment.

Visit [www.envisionminoru.com](http://www.envisionminoru.com) for more historical details.

Do you know an interesting piece of history or have a memory to share about Minoru Park? Write it on a sticky note and add it below!

Please Add Your Memory of Minoru Park!



Minoru Lakes, c. 1980s



# PARK CONTEXT



Minoru Park is part of the City Centre Area's open space network. Planning for Minoru will consider how the park complements this overall network.



## MAP LEGEND

- MINORU PARK
- OTHER RICHMOND PARKS
- CITY CENTRE AREA BOUNDARY
- CANADA LINE SKYTRAIN
- CANADA LINE SKYTRAIN STATION

Minoru Park is located in Richmond's City Centre Area, an important mixed residential and commercial neighbourhood

**10**

The number of Signature Parks in Richmond, including Minoru Park. Signature parks are those that offer spectacular and unique park experiences

**13**

The number of City Parks in the Richmond City Centre area. The recently updated Garden City Community Park is 4 km away and it will be important for the Minoru Park Vision Plan to complement other area parks

**65**

The size of Minoru Park. At 65 acres it is one of Richmond's largest parks

**+25%**



Population in the City Centre Area grew by 25% from 2006-2011, making it Richmond's fastest growing area



Would you like to learn more about the framework for Richmond Parks? View the 2022 Parks & Open Space Strategy available at [www.richmond.ca/parks](http://www.richmond.ca/parks)



Richmond Olympic Oval



Future River Green Park



Garden City Park



Garden City Lands



There are many new developments that have been recently completed or are underway, particularly east of Minoru Park. These changes are providing opportunities to improve connectivity to the park

Most residents in the City Centre Area live in apartments making access to green space very important



The City Centre Area is Richmond's most culturally-diverse neighbourhood signifying that a range of culturally-based activities should be considered at Minoru Park

Minoru Park is at the heart Richmond's civic precinct – the hospital, Richmond Secondary School, City Hall, Fire Hall, and numerous recreational facilities are located in and surrounding the park

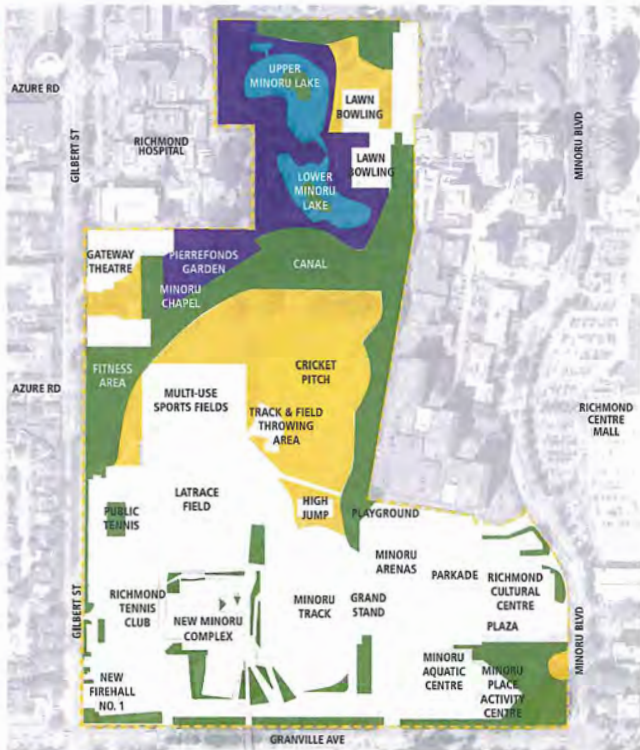




# VEGETATION & PRECINCTS

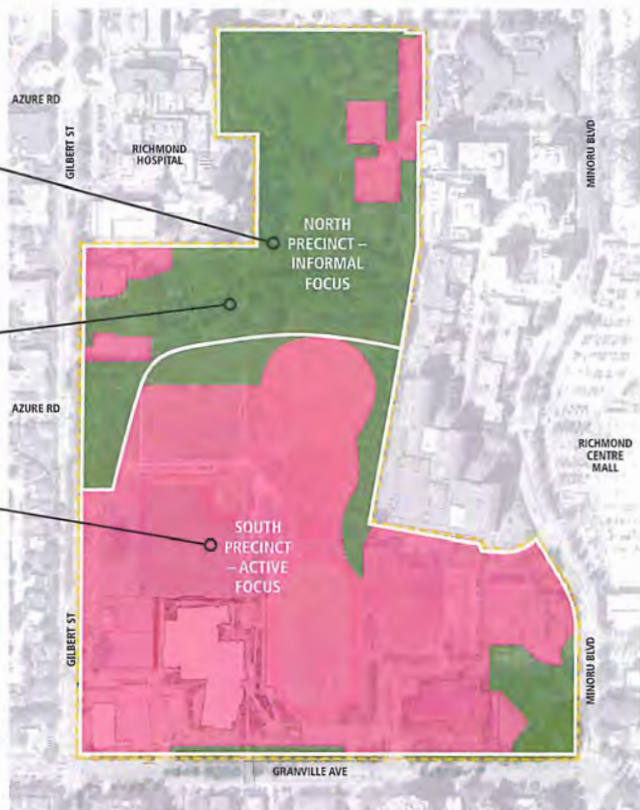
## VEGETATION & ENVIRONMENT

- » Minoru Park has been cultivated over the years, including clearing for agriculture in the 1800s and establishment of a horse-racing track on the site at the start of the 1900s
- » Today, the park has vegetation that has matured over the past century and provides green space valued by park users. There are a number of significant trees throughout the park, including mature heritage trees that line the former race track boundary
- » Many of the mature trees are of similar age and it becoming increasingly important to consider their renewal
- » The Minoru Lakes were constructed in the 1970s and are clay-lined shallow ponds between 0.15 m to 1.5 m deep. After 40 years, the lakes have begun to deteriorate; the edges of the liner have failed, infill is occurring, and the water quality is very poor. It is becoming more costly and more challenging to maintain the lakes in their current state and future planning for this area is needed
- » The existing canal in the centre of the park plays a role in collecting and managing stormwater, but is known to have functional and aesthetic challenges



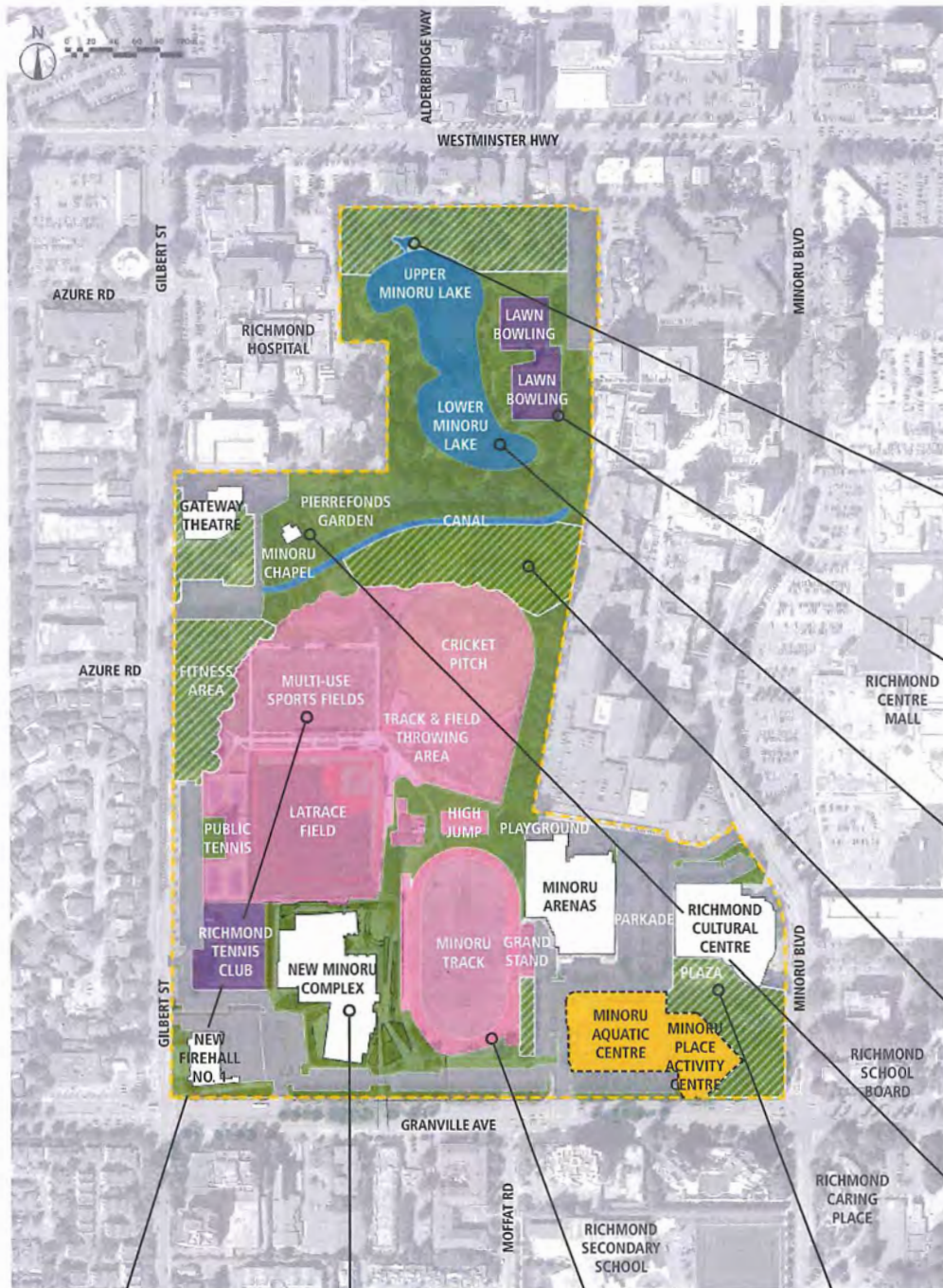
## ACTIVE & INFORMAL SPACES

- » One of the most appealing features of Minoru Park is the variety of activities that draw people of all ages and interests
- » Today, active uses, including facilities, sports fields, and parking occupy approximately 67% or two-thirds of Minoru Park. The remaining 33% focuses on passive spaces including gardens, trees, lakes, trails, and open space
- » Minoru Park has two distinct character precincts, divided east-west:
  - » **North Precinct – Informal Focus:** Naturalized landscapes, horticultural gardens, and lakes are interconnected with weaving pathways and sitting areas, where visitors come to relax, picnic, stroll, and watch wildlife.
  - » **South Precinct – Active Focus:** The south precinct is home to indoor skating, swimming, and activity facilities, the 400 m track, courts and sports fields, centres for culture and art, a playground, as well as parking and utilities.





# EXISTING CONDITIONS



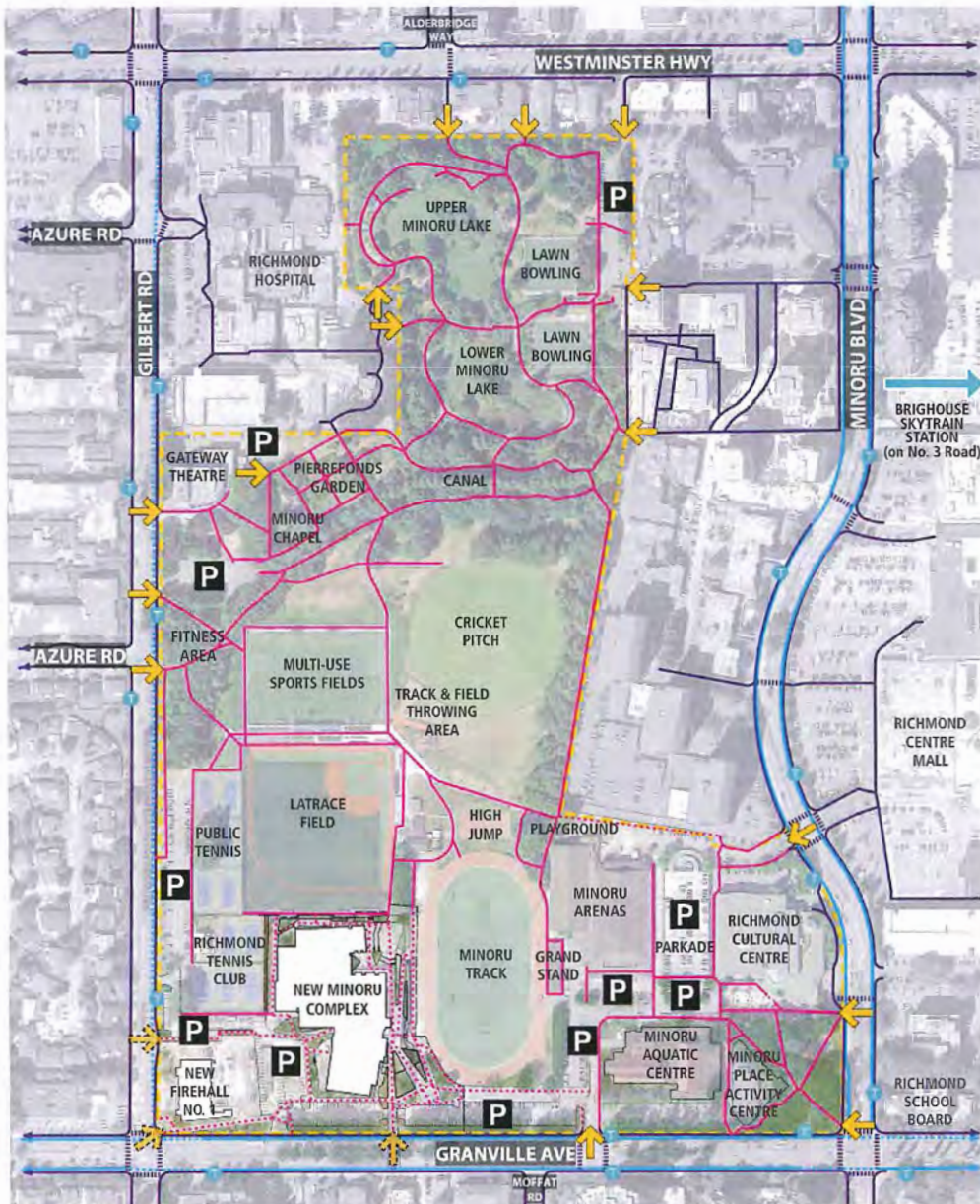
## MAP LEGEND

- MINORU PARK
- ACTIVE OUTDOOR SPORTS USES (recent upgrades / good condition)
- OPEN / INFORMAL PARK SPACE
- LAKES / CANAL
- INDOOR FACILITIES (to remain)
- INDOOR FACILITIES (future use to be determined – outside Vision Plan process)
- SPORT CLUB USE
- PARKING
- POTENTIALLY UNDERUTILIZED PARK AREAS





# EXISTING CIRCULATION



## MAP LEGEND

- PARK BOUNDARY
- PUBLIC TRANSIT STOP
- PARKING LOT
- PARK ENTRANCE
- PARK ENTRANCE (future/improved)
- PEDESTRIAN CIRCULATION**
  - EXTERNAL
  - INTERNAL
  - INTERNAL (future)
  - CROSSWALK
  - CROSSWALK (future/improved)
- BICYCLE CIRCULATION**
  - LANE
  - SHARED LANE MARKINGS

## COMMENTS

Tell us the experiences you have had arriving at and traveling through Minoru Park on a sticky note and add it to the map or below.

Please Add  
Your Comment  
about  
Circulation!



- » Existing trails are typically narrow widths (1.5 m to 2 m) with asphalt surfacing
- » New trails around the updated sports fields and New Minoru Complex are wider and oriented towards multi-use
- » Analysis shows missing links in the network, notably east-west connections across the park and places where perimeter surface parking interrupts pedestrian, cyclist, and roller movements into the park
- » Transit stops exist on all the major roads surrounding the park
- » Wayfinding and trail markers are limited



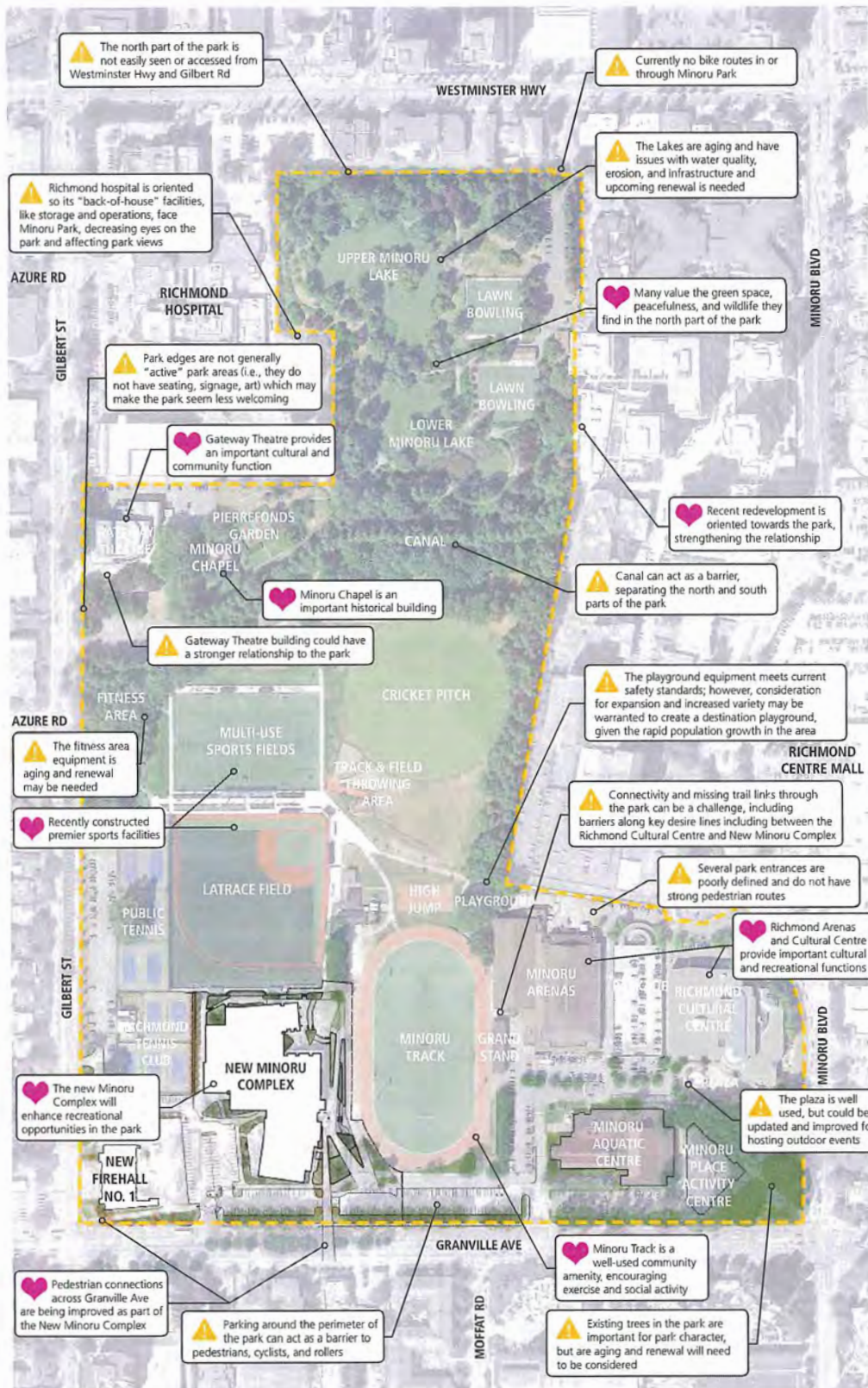
- » Cycling lanes or shared lane markings are provided on Minoru Blvd, Granville Ave, and Gilbert St
- » There is no cycling provision on Westminister Hwy at the north end of the park
- » There are no designated cycling routes through Minoru Park and narrow trails are not well-suited to multi-modal use
- » The New Minoru Complex will incorporate new bike parking, but end-of-trip cycling facilities (e.g., bike lock-up, covered bike parking) may warrant consideration at other park facilities or destinations



- » Vehicle circulation is limited to perimeter of the park where parking is accessed; there are no roads through the park
- » There is existing vehicle access from each of the surrounding roads – Granville Ave, Gilbert St, Westminister Hwy, and Minoru Blvd into parking areas
- » Parking reconfiguration and improved site access in the south part of the park are being provided through the New Minoru Complex facility



# VALUES & CONCERNS MAPPING



## VALUES & CONCERNS

The map records some initial observations about:

- ♥ **VALUES:** What is loved about Minoru Park
- ⚠ **CONCERNS:** What may need to be considered for improvement

We would like you to add yours!

Please continue to build our inventory of values and concerns for Minoru Park by writing yours on a sticky note and adding them to the map or below!

Please Add  
Your Value or  
Concern!



# MAILBOX TO THE FUTURE



## WE WANT YOU TO ENVISION THE FUTURE OF MINORU PARK!

Take a postcard from the stack on the table. Answer the question on the back and mail your ideas to the future!

Visit [envisionminoru.com](http://envisionminoru.com) or [letstalkrichmond.ca](http://letstalkrichmond.ca) for more details



# DRAW YOUR PARK IDEAS!



Share your idea for Minoru Park by drawing it at the craft station and pasting it in the frame for others to see!

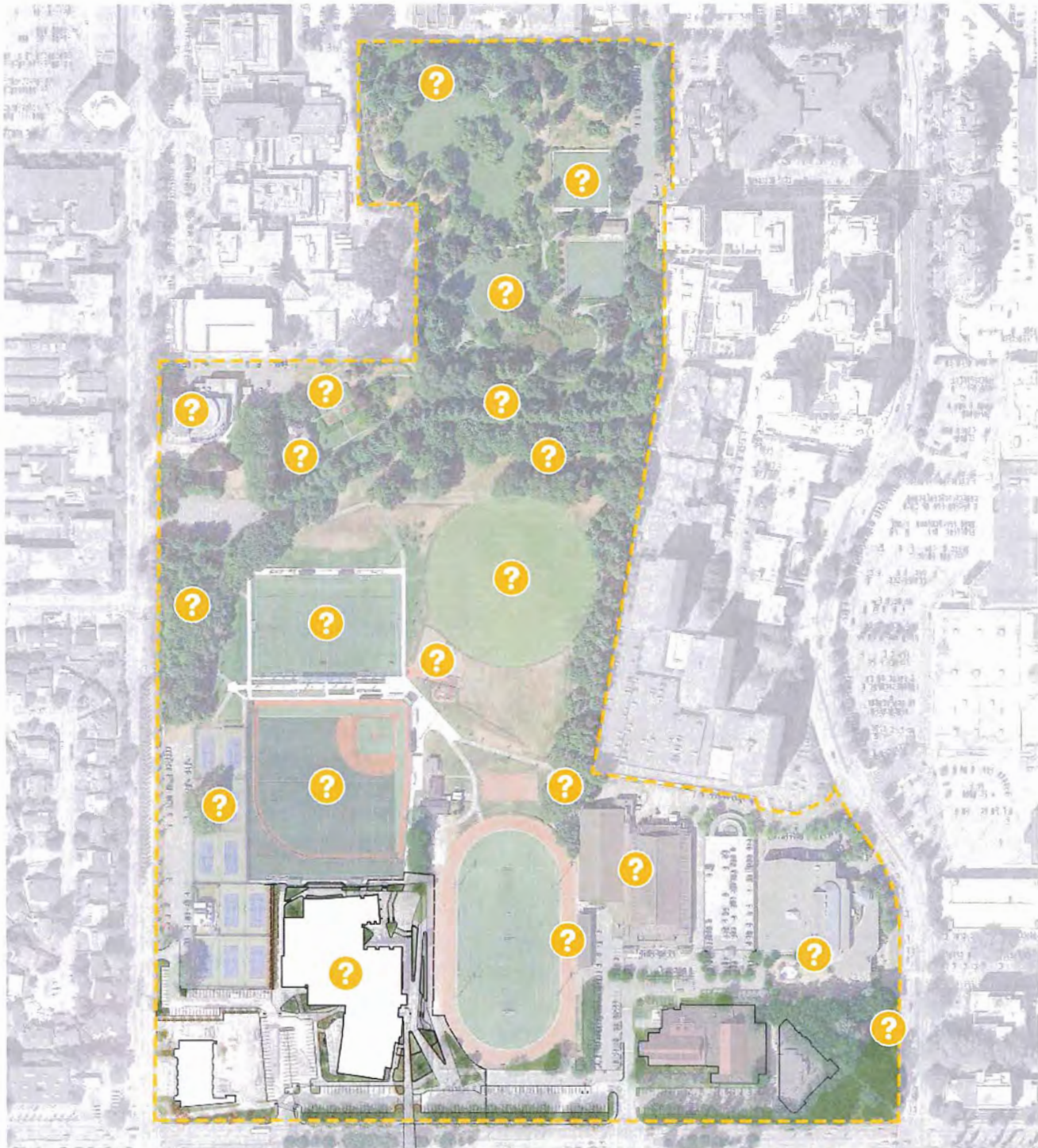




# MINORU PARK TREASURE HUNT



How well do you know Minoru Park? Take a little treasure hunt to see! Using your “Can you Find It?” worksheet, guess which ? marks each item listed. Flip the attached card to see if you have guessed correctly.



Visit [envisionminoru.com](http://envisionminoru.com) or [letstalkrichmond.ca](http://letstalkrichmond.ca) for more details





## MINORU PARK VISION PLAN: PHASE ONE PUBLIC OPEN HOUSE SURVEY



**The planning process for the future renewal of Minoru Park has started and we want to hear from you!**

The City of Richmond invites public input to help enVISION the potential future for Minoru Park through participation in Phase 1 of the process. Input received during Phase 1 will be used to develop Guiding Principles for Council approval. Once approved, the principles will guide the creation of concept plan options which will be presented to the public for feedback during Phase 2 in the summer of 2017.

Please review the display boards then take a few minutes to complete this survey. All responses must be received by Sunday, March 5, 2017 at 11:59 pm. The open house display boards and this survey are also available online at

[LetsTalkRichmond.ca](http://LetsTalkRichmond.ca).

**THANK YOU FOR PROVIDING YOUR INPUT ON MINORU PARK**

**1. On average, my family and I typically visit Minoru Park:**

**During warm months (e.g., April to October)**

- ☐ Almost every day
- ☐ One or two times a week
- ☐ One or two times a month
- ☐ One or two times a year
- ☐ Never

**During cool months (e.g., November to March)**

- ☐ Almost every day
- ☐ One or two times a week
- ☐ One or two times a month
- ☐ One or two times a year
- ☐ Never

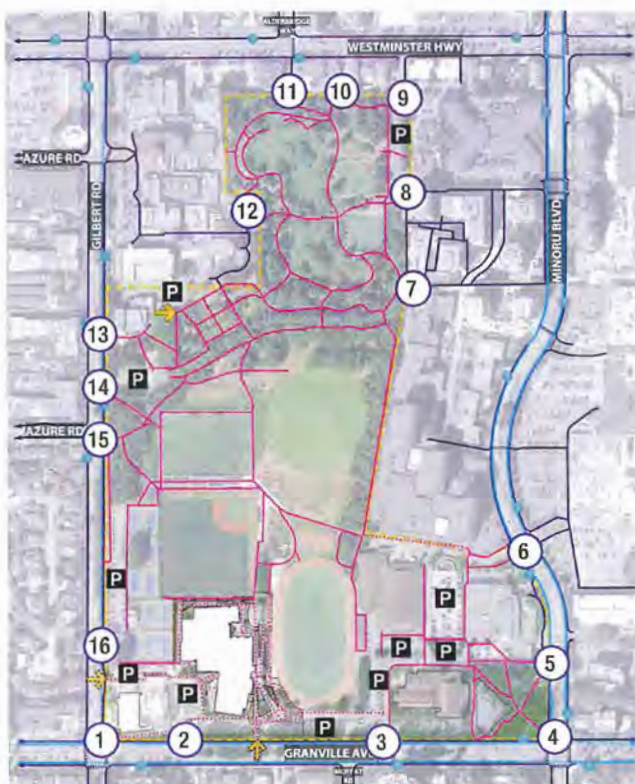
**2. When I visit Minoru Park I typically arrive (check all that apply):**

- ☐ By foot (pedestrian)
- ☐ By bicycle
- ☐ By rolling (e.g., skateboarding, wheelchair, with stroller, inline skating)
- ☐ By vehicle (as a passenger or a driver)
- ☐ By transit
- ☐ Other (please describe)



**3. I usually enter the park at (check all that apply):  
(refer to adjacent map for entrance locations)**

- ☐ 1: Granville Ave at Gilbert Rd
- ☐ 2: Granville Ave, near fire hall (currently closed for construction)
- ☐ 3: Granville Ave, near Aquatic Centre
- ☐ 4: Granville Ave at Minoru Blvd
- ☐ 5: Cultural Centre Plaza
- ☐ 6: Minoru Blvd, behind Cultural Centre
- ☐ 7: Lane off Minoru Blvd
- ☐ 8: Gollner Avenue off Minoru Blvd
- ☐ 9: Bowling Green Lane off Westminster Hwy
- ☐ 10: Pedestrian Access Lane off Westminster Hwy
- ☐ 11: Pedestrian Access Lane off Westminster Hwy
- ☐ 12: Behind the Hospital
- ☐ 13: Gilbert Rd at Gateway Theatre Plaza
- ☐ 14: Gilbert Rd at Gateway Theatre Parking Lot
- ☐ 15: Gateway Rd at Azure Rd
- ☐ 16: Gilbert Rd at Tennis Courts



**4. In the last year, my family and I engaged in the following activities at Minoru Park (check all that apply):**

- ☐ Attending a Community Event in the Park
- ☐ Attending an Event at Gateway Theatre
- ☐ Attending an Event at Minoru Chapel
- ☐ Baseball Game or Practice
- ☐ Cricket Game or Practice
- ☐ Dog Walking
- ☐ Field Hockey Game or Practice
- ☐ Lacrosse Game or Practice
- ☐ Lawn Bowling
- ☐ Picnicking
- ☐ Playground Activities
- ☐ Relaxing
- ☐ Skating or Ice Sports (e.g., hockey) at the Arena
- ☐ Soccer Game or Practice
- ☐ Swimming at the Aquatic Centre

- ☐ Tennis
- ☐ Track & Field Meet or Practice
- ☐ Using the Equipment in the Outdoor Fitness Area
- ☐ Viewing the Gardens
- ☐ Visiting the Cultural Centre
- ☐ Visiting the Lakes Area
- ☐ Visiting the Minoru Place Activity Centre
- ☐ Walking, Jogging, or Running on Clement (400 m) Track
- ☐ Walking, Jogging, or Running on Park Trails
- ☐ Watching a Sporting Event
- ☐ Watching Wildlife (e.g., birds, bunnies, etc.)
- ☐ Other (please describe)

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5. The two elements or aspects of Minoru Park that I value most are:

1 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

6. If I could, I would change or improve the following two elements or aspects of Minoru Park:

1 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

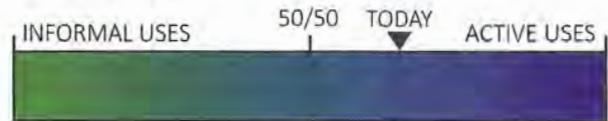
7. In the future, I would like to see the following elements or programs in Minoru Park:

1 \_\_\_\_\_  
 \_\_\_\_\_

2 \_\_\_\_\_  
 \_\_\_\_\_

3 \_\_\_\_\_  
 \_\_\_\_\_

8. The scale below shows the approximate current balance between active uses (e.g., facilities, sports fields/courts, parking) and informal uses (e.g., gardens, trees, lakes, trails, and open space) in Minoru Park.



In the future, I think this balance should:

- ☐ Stay similar to today
- ☐ Shift towards providing more informal uses (e.g., gardens, trees, lakes, trails, and open space)
- ☐ Shift towards providing more active uses (e.g., facilities, sports fields/courts, parking)

9. Built in the 1970s, the lakes area was designed as a beautiful oasis for the community. Over time, erosion, mechanical failures, wildlife, and general wear-and-tear have contributed to deterioration of the lake infrastructure and water quality. The lakes are now nearing a point where renewal is required. This Vision Plan process provides an opportunity to consider the future for this space.

In the future, I think the lakes should be:

- ☐ Maintained at the same size and character
- ☐ Reduced in size with alternate park uses on part of the site
- ☐ Completely removed and replaced with alternate park uses

10. If the the lakes are reduced or eliminated, other uses I think should be considered for this area of Minoru Park include:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



11. Please think about each of the following aspects of Minoru Park and identify how important you think each aspect is in Minoru Park and ideas for improving the aspect.

► **community health and wellness**

*Both open-ended informal uses and active sports uses support community health and wellness. The Vision Plan will consider how to improve opportunities for community health and wellness in Minoru Park.*

I believe that providing opportunities for Community Health and Wellness in Minoru Park is:

☐ Very Important      ☐ Moderately Important      ☐ Not Important

Specific ideas I have for enhancing Community Health and Wellness opportunities in Minoru Park include:

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► **connectivity and trails**

*The northern and southern parts of Minoru Park are physically divided by the canal and can feel like two separate parks. The Vision Plan will consider ways to better link the park through a well planned system of paths and trails.*

I believe that a well kept system of Paths and Trails in Minoru Park is:

☐ Very Important      ☐ Moderately Important      ☐ Not Important

Specific ideas I have for improving the system of Paths and Trails in Minoru Park include:

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► **arts, culture, & heritage**

*Minoru Park is home to the Gateway Theatre, Cultural Centre, Pierrefonds Garden, and public art. The Vision Plan will consider opportunities to build on these elements.*

I believe that increasing information about and examples of Arts, Culture, and Heritage in Minoru Park is:

☐ Very Important      ☐ Moderately Important      ☐ Not Important

Specific ideas I have for enhancing Arts, Culture, and Heritage in Minoru Park include:

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► **nature and green park space**

*Minoru Park includes mature tree stands, gardens, lakes, and informal green spaces. Opportunities may exist to improve these spaces to provide enhanced environmental, social, and recreational benefits for residents.*

I believe that providing Nature and Green Park Space in Minoru Park is:

☐ *Very Important*      ☐ *Moderately Important*      ☐ *Not Important*

Specific ideas I have for improving Nature in Green Park Space in Minoru Park include:

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► **outdoor events and activities**

*Minoru Park is home to a wide range of events and activities – from large community events to small informal gatherings. The Vision Plan will consider how the park can continue to support and enhance outdoor events and activities.*

I believe that providing spaces that support Outdoor Events and Activities in Minoru Park is:

☐ *Very Important*      ☐ *Moderately Important*      ☐ *Not Important*

Specific ideas I have for improving Outdoor Events and Activities in Minoru Park include:

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---

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► **park identity and character**

*Minoru Park has evolved over the years as new facilities and amenities have been introduced. The Vision Plan will consider how to enhance and unify the park's identity and character to ensure it is an enduring source of community pride.*

I believe that a strong Identity and Character for Minoru Park is:

☐ *Very Important*      ☐ *Moderately Important*      ☐ *Not Important*

Specific ideas I have for improving the Identity and Character of Minoru Park include:

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## OTHER COMMENTS ABOUT MINORU PARK?

12. Other ideas or thoughts I would like to share about Minoru Park are:

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13. My age group is:

- |  |                                       |                                       |  |
|--|---------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> 19 years or under | <input type="checkbox"/> 35- 39 years | <input type="checkbox"/> 55- 59 years | <input type="checkbox"/> 75+ years         |
| <input type="checkbox"/> 20 - 24 years     | <input type="checkbox"/> 40- 44 years | <input type="checkbox"/> 60- 64 years | <input type="checkbox"/> Prefer not to say |
| <input type="checkbox"/> 25- 29 years      | <input type="checkbox"/> 45- 49 years | <input type="checkbox"/> 65- 69 years |  |
| <input type="checkbox"/> 30- 34 years      | <input type="checkbox"/> 50- 54 years | <input type="checkbox"/> 70- 74 years |  |

14. I heard about this public consultation process via (check all that apply):

- |  |  |
|--|--|
| <input type="checkbox"/> Newspaper ad in Richmond News                             | <input type="checkbox"/> Facebook                  |
| <input type="checkbox"/> Newspaper ad in Ming Pao                                  | <input type="checkbox"/> Twitter                   |
| <input type="checkbox"/> News story written by reported in local newspaper         | <input type="checkbox"/> Poster in a City facility |
| <input type="checkbox"/> LetsTalkRichmond.ca email sent to me                      | <input type="checkbox"/> Poster in Minoru Park     |
| <input type="checkbox"/> LetsTalkRichmond.ca website (not an email from this site) | <input type="checkbox"/> Word of mouth             |

My postal code is: \_\_\_\_\_

My email address is (optional): \_\_\_\_\_

*Thank you for your  
time and feedback!*

Please stay tuned to the process for our next public consultation planned for June 2017.

## QUESTIONS?

Continue to visit [www.LetsTalkRichmond.ca](http://www.LetsTalkRichmond.ca) and [www.envisionminoru.com](http://www.envisionminoru.com) for up-to-date information. If you have any further questions, contact the Parks Department at 604-244-1208



## MINORU PARK VISION PLAN

- ▶ Summary of the Process and Phase One Community Engagement Results
- ▶ Minoru Park Vision and Guiding Principles



- ▶ A summary of the process to date, phase one community engagement results, and Minoru Park Vision and Guiding Principles

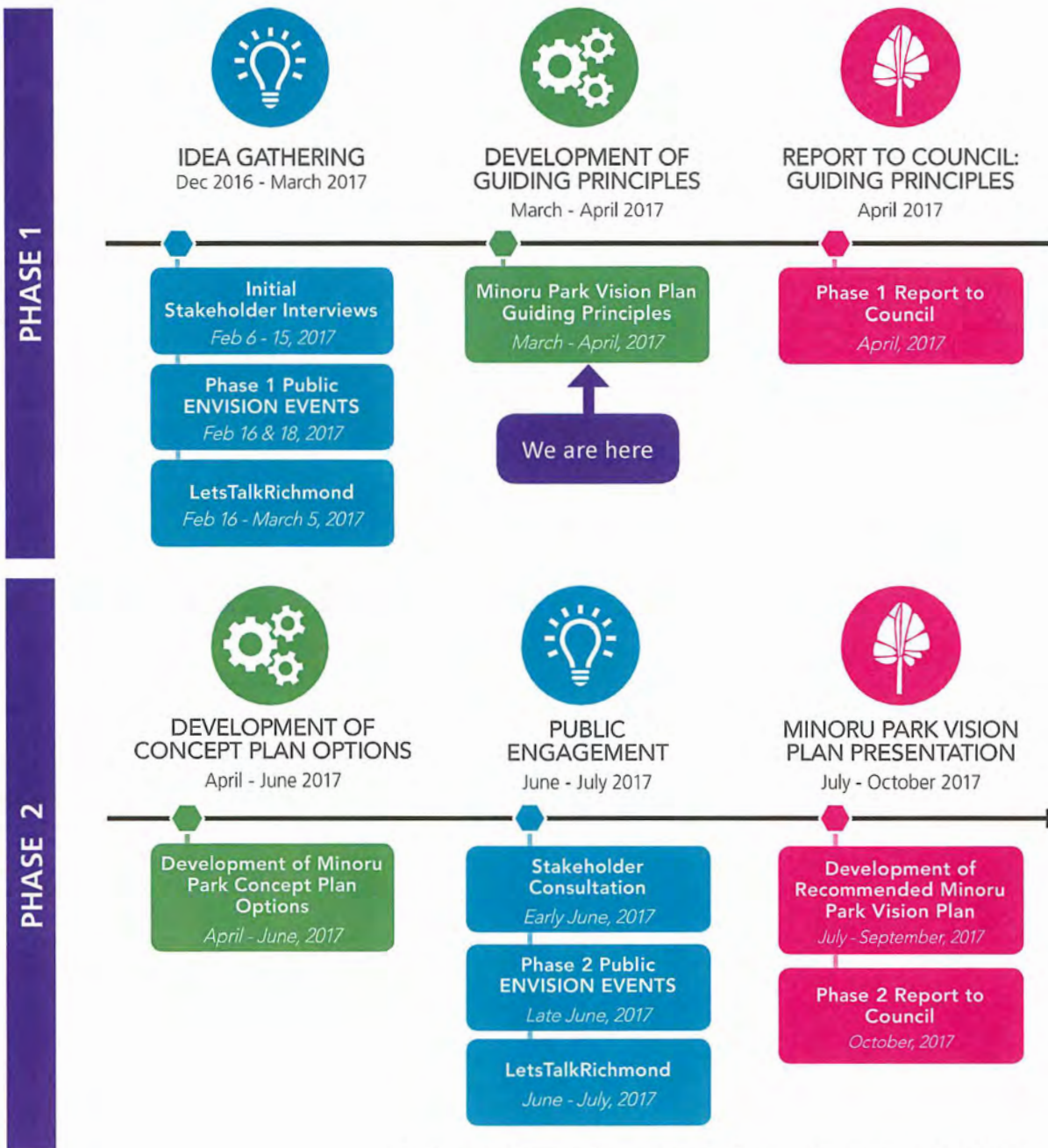
April 2017





# 01

## Summary of the Process and Community Engagement Results



## PUBLIC ENGAGEMENT PROCESS SUMMARY

The Minoru Park Vision Plan Phase One outreach focused on gathering opinions about Minoru Park's existing conditions as well as identifying key issues and opportunities for the park's future renewal. The process included multiple City staff and stakeholder workshops, two drop-in style public open houses, and online engagement via LetsTalkRichmond. Below is a brief overview of the consultation process to date.

|     |   |   |
|-----|---|---|
| 6   | <b>City Staff Meetings (interviews)</b> | » Held: from February 6 - 14, 2017. Each group was focused on their particular area of expertise including Minoru Park Facilities, Outdoor Sports and Events, Community Groups, Planning and Sustainability, Parks Operations, and Arts, Culture and Heritage. The meetings were formatted as informal round-table discussions at which each participant was asked questions several questions. |
| 2   | <b>Stakeholder Workshops</b>            | » Held: the evenings of February 6 and 7, 2017. A large number of community groups and organizations were invited to attend ranging from Richmond Lawn Bowling to Richmond Centre for Disability. The workshops were generally well attended and resulted in meaningful discussions and valuable feedback.  |
| 2   | <b>Public Open Houses</b>               | » Held: one on the evening of Thursday, February 16 at the Minoru Place Activity Centre; and one on the afternoon of Saturday, February 18, 2017 at Richmond City Hall. Both were well attended with approximately 100 visitors at each and the general input received about the process was positive.  |
| 186 | <b>Completed Surveys</b>                | » Via LetsTalkRichmond, the City of Richmond's online public engagement platform, which hosted a Minoru Park Vision Plan Phase One web page from February 16-March 5, 2017.   |

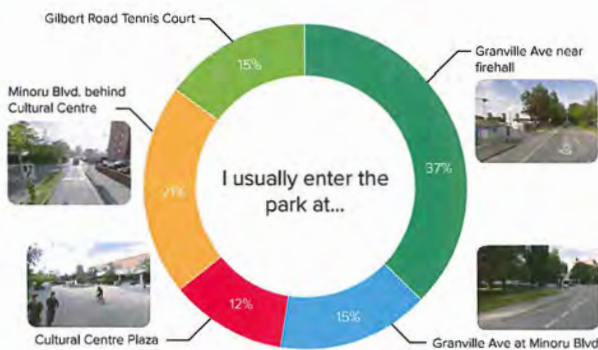
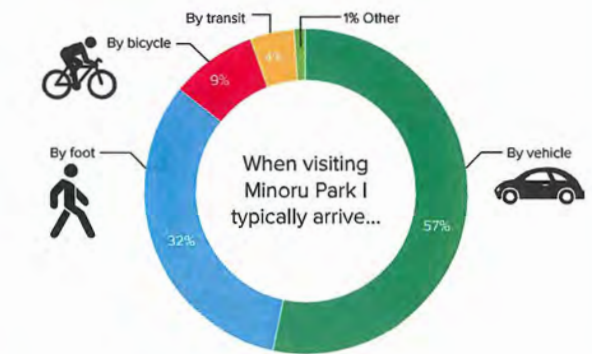
## PUBLIC OPEN HOUSE PHOTOS



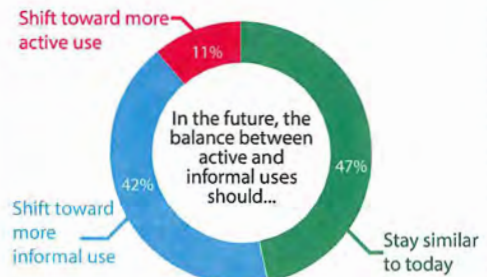


## PUBLIC OPEN HOUSE AND LETSTALKRICHMOND SURVEY RESULTS

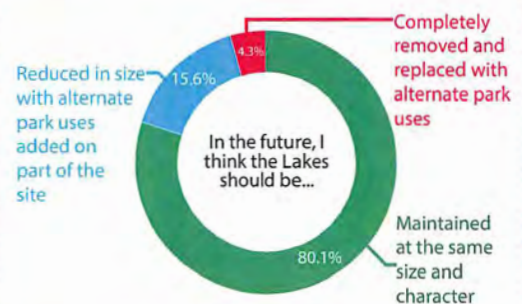
### HOW AND WHERE I ARRIVE AT MINORU PARK AND WHAT AREAS I VISIT



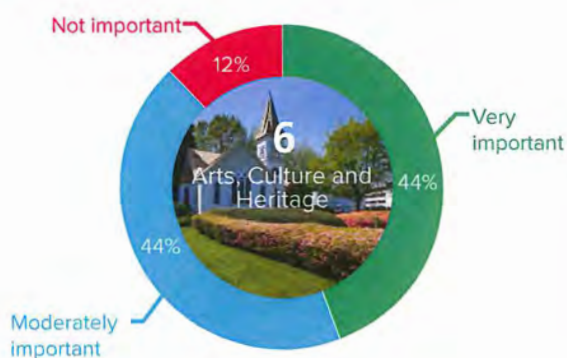
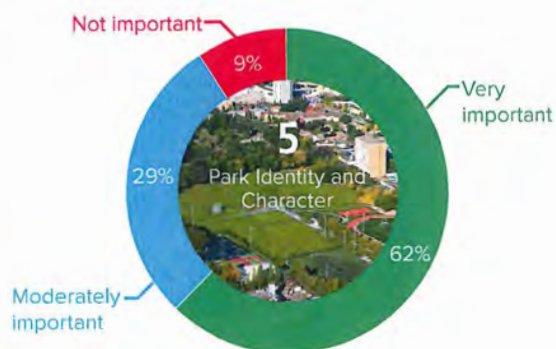
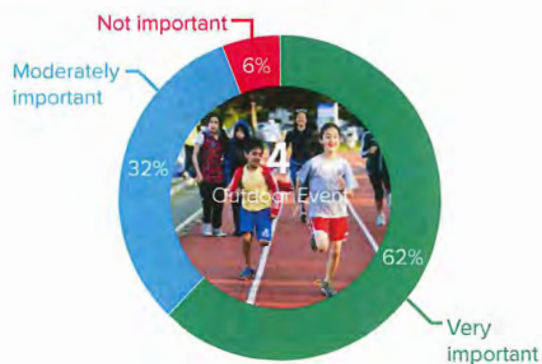
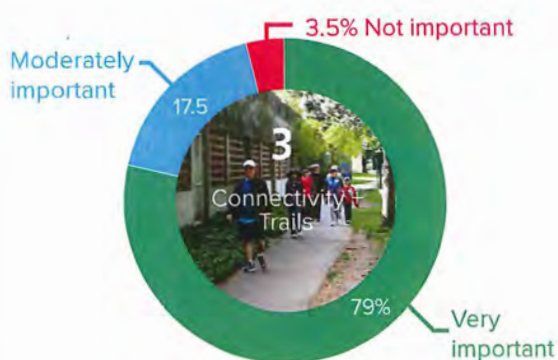
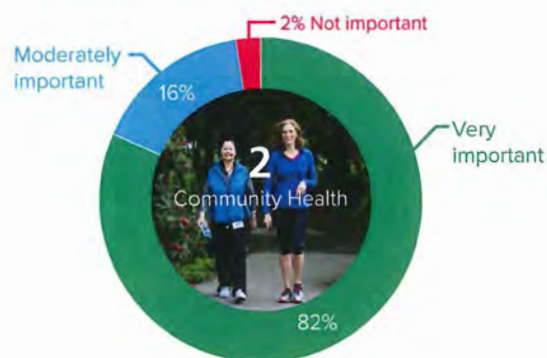
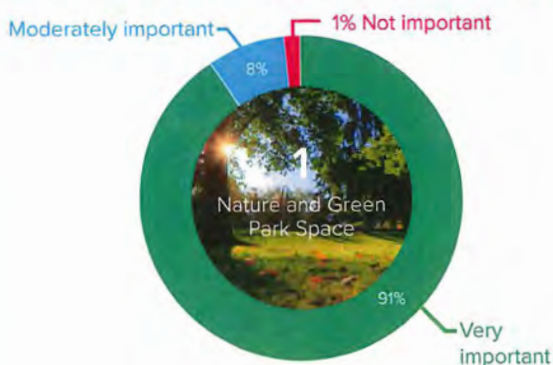
### I THINK THE BALANCE BETWEEN ACTIVE AND INFORMAL USES SHOULD...



### IF THE LAKES ARE RENEWED, I WOULD LIKE TO SEE THEM...



## I PLACE THE FOLLOWING IMPORTANCE ON THESE ASPECTS OF MINORU PARK...



## SAMPLE SURVEY COMMENTS ABOUT MINORU PARK

"Minoru Park is a beautiful park in the middle of the city. It has lakes, nature, places for activities and for families to get together. Let us preserve it and improve on it."

"I'm a young college student who plans to get married and raise a family in Richmond. I hope to bring my own children to this place in the near future."

"Great opportunities to create an urban city centre park that embraces heritage, nature, and draws on the urban / built parts of the city."

My wedding reception was held at the pavilion. Great times!

I remember when you could put a boat on the canal. It was like a beautiful river.

I remember when the lakes froze and people ice skated on them.

## MINORU MEMORIES



## STAFF AND STAKEHOLDER WORKSHOP KEY FINDINGS

### I VALUE THE FOLLOWING AT MINORU PARK...

- » It is a great place for walking
- » It provides a wide range of activities for all ages
- » It is an important sanctuary and place for respite within the city centre
- » It has high quality, well-used sports facilities
- » The Lakes are a key park feature and provide an important connection to water and nature
- » People have strong memories of and connections to the park

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## I AM CONCERNED ABOUT THE FOLLOWING AT MINORU PARK...

- » The park is fragmented, incoherent, and lacks a distinctive character
- » It lacks a sense of arrival
- » The pedestrian circulation is disjointed
- » The site is challenging to navigate
- » Pedestrian safety and access through parking areas is challenging
- » Adjacent uses within the park are not always complimentary
- » The playground is small, and difficult to access
- » Many people are unclear about which areas are included in the park, or that the lakes area exists
- » Balancing a desire for increased safety in the lakes area with a desire to maintain its tranquil nature

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## MY VISION OF AN IDEAL MINORU PARK WOULD INCLUDE...

- » A distinctive “Minoru Park” identity
- » Identifiable, distinctive entry points towards a greater sense of arrival
- » Well connected walking circuits / loops within the park and improved connections around / to the park
- » Improved wayfinding and interpretive signage
- » More informal and multi-use areas that can accommodate a wide range of activities year round
- » Better integration with adjacent site uses

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## Vision & Guiding Principles

### INTRODUCTION

A Minoru Park Vision and Guiding Principles were generated based on the results of site analysis and the community engagement process. The Minoru Park Vision and Guiding Principles build on Minoru Park's existing strengths and valued aspects while at the same time, look forward to envision what Minoru Park might become in response to Richmond's rapidly growing and diversifying population and community needs. They are aspirational and future-oriented and will function as touchstones when decisions need to be made about renewal and redevelopment in and around the park.

### VISION STATEMENT

**Minoru Park is:** *a dynamic CityWide park located in the civic core of Richmond's City Centre area. It reflects the rich diversity of Richmond's community through its wide variety of premier recreational, arts, culture, and heritage facilities and programming. Minoru Park will play an increasingly central role in the lives of Richmond residents and in particular residents of the Brighthouse Village neighbourhood as high density residential development continues grow and be concentrated in this area.*

**Minoru Park will be:** *a great place for people, alive with programming. It will be a place that people love to be in; where they can play, meet friends and neighbours and enjoy participating in community life. It will be a place with a diverse mix of activity; where a wide variety of places and destinations are interconnected. It will be distinct because of the exciting diversity of social, recreational, and cultural programming while at the same time will be known as a place to find beauty, peace, and tranquility. The transformation of Minoru Park will include renewal of the parks aspects that people love and value; it will be a collaborative process to reimagine the role that the park plays in the city centre and within the whole parks and open space system.*





## GUIDING PRINCIPLES

The intent is that the guiding principles be used to build on the park's existing strengths, direct future development in Minoru Park, and ensure that it continues to meet the growing and diversifying needs of Richmond residents now and for future generations.

### MINORU PARK WILL BE:

## AN URBAN GATEWAY TO NATURE



#### A PLACE WHERE:

- » People have the opportunity to connect with nature.
- » Richmond's ecological heritage and natural processes are made visible and celebrated.
- » The site's existing natural features such as the lakes and canals are enhanced and showcased.
- » Richmond's Ecological Network Strategy is applied and brought to life.

#### DESIGN AND PROGRAMMING PRIORITIES

- » Include a range of green spaces that support physical, social and spiritual renewal.
- » Protect the site's heritage and significant trees.
- » Develop a tree renewal plan and ensure that the park continues to have a mature tree canopy.
- » Celebrate native plants and environmental best practices.
- » Maximize the park's green edges.
- » Reconstruct the lakes and canal and seek opportunities for them to provide ecological functions.
- » Maximize the park's positive contribution to Richmond's overall ecological health, adaptability and resilience through carbon sequestering, habitat creation and stormwater capture.
- » Develop resource management strategies for maintenance and operations.

## WELCOMING AND INCLUSIVE



#### A PLACE WHERE:

- » People can gather, play, pursue active living and feel connected to their community.
- » People can just be.
- » Exciting and diverse year-round programming is promoted.
- » People of all ages and abilities are welcomed and feel comfortable.
- » A general sense of "please walk on the grass" is invoked and people feel invited to use all areas.
- » Multi-cultural and multi-generational interaction is facilitated and encouraged.

#### DESIGN AND PROGRAMMING PRIORITIES

- » Establish more informal, "no-matter-the-weather" gathering and seating areas for socialization.
- » Employ age-friendly design practices such as rest stops at regular intervals along pathways and benches with backs and arm rests.
- » Create a destination playground that offers a range of play opportunities.
- » Support programs and opportunities for "pick-up" recreation.
- » As redevelopment occurs at the park's edges, seek opportunities to improve interfaces and linkages particularly to Minoru Boulevard and Westminster Highway.
- » Dedicate space for outdoor programming with appropriate infrastructure.
- » Make the cricket pitch more multi-functional and allow alternative uses outside of cricket season.
- » Explore the potential for locating affordable housing in Minoru Park.

## ENRICHED WITH ARTS, CULTURE, AND HERITAGE



### A PLACE WHERE:

- » A memorable, unique place in the city where history and culture are celebrated.
- » A place where lively arts and cultural programming is supported and promoted in the park, engaging and inspiring people.
- » A place where memories are shared and stories are told.

### DESIGN AND PROGRAMMING PRIORITIES

- » Celebrate the history of the site and features such as its former use as a race horse track and develop an interpretation strategy.
- » Develop a public art program that celebrates and strengthens the park's identity and character.
- » Support Richmond Cultural Centre events and programs through creation of highly functional, flexible outdoor spaces (e.g. a covered plaza that can accommodate outdoor classes and performances).
- » Link together arts, culture and heritage facilities and explore the potential to create themed walking routes (e.g. Minoru Park Art Walk, Minoru Memories, Heritage Stroll).
- » Enliven the park with seasonal/annual artistic display garden installations.
- » Make Minoru Park **the** storytelling place in the city.

## ALIVE WITH EVENTS AND SPORTS



### A PLACE WHERE:

- » Major sports and community-based events add to the vibrancy of the park and city centre.
- » People of all abilities are supported and motivated to get outside and move.
- » Activities and events make people want to participate and linger.
- » Athletes are inspired to achieve their personal best.

### DESIGN AND PROGRAMMING PRIORITIES

- » Retain and protect the existing premier sports facilities as a destination sports complex.
- » Add appropriately scaled event infrastructure in key locations (e.g. electrical kiosks, water hook-ups and multi-purpose, all-season surfaces).
- » Retain and improve the track to serve daily, casual use as well as major track and field events.



## INTEGRATED AND CONNECTED



### A PLACE THAT:

- » Will be a signature park in Richmond's City Centre that is distinctive from, yet complementary to, other parks within the system.
- » Is easy to access by all modes of transportation.
- » People can navigate safely, comfortably and intuitively.

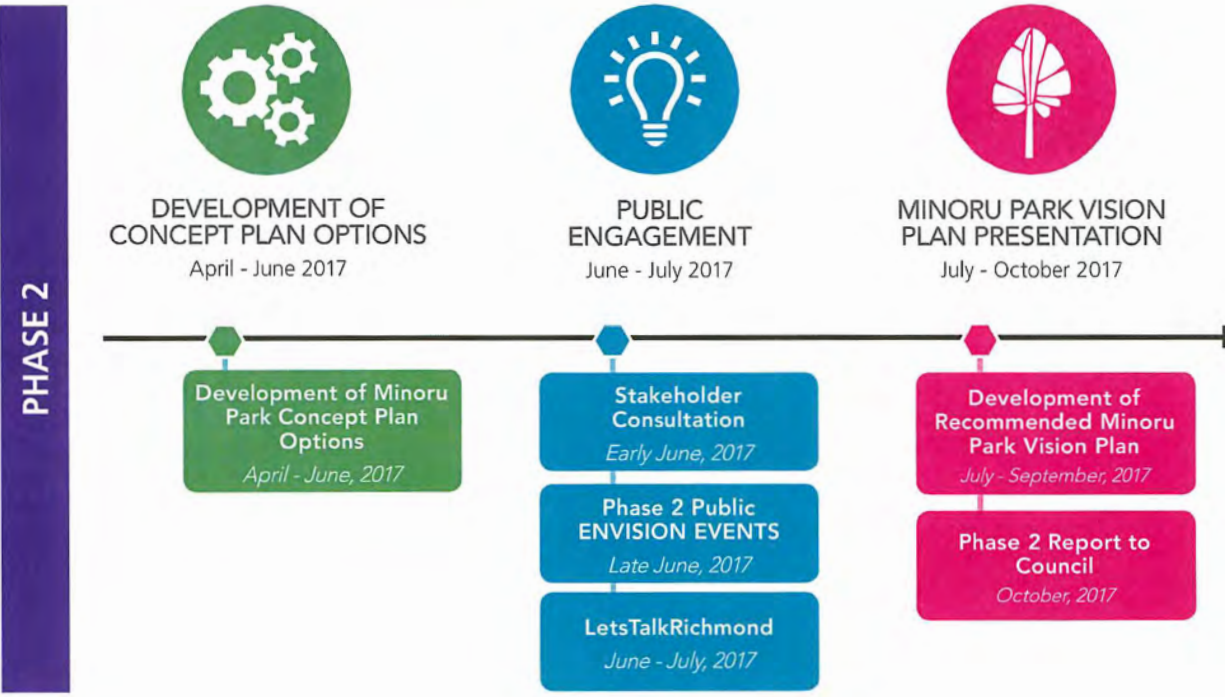
### DESIGN AND PROGRAMMING PRIORITIES

- » Strengthen pedestrian connections to the park from the city centre and adjacent neighbourhoods.
- » Promote programming that compliments other nearby parks.
- » Physically link parks within the city centre towards an integrated green and recreation network.
- » Develop a clear hierarchy of pathways that prioritize pedestrian safety particularly through parking areas around the park perimeter.
- » Create walking loops with distance markers.
- » Provide interesting and functional linkages between park facilities and features.
- » Establish protocols for cyclists including designated bike paths while also prescribing pedestrian-only routes.
- » Improve the interface and connections with Richmond Hospital.
- » Develop a comprehensive wayfinding system that clearly identifies entry points and circulation routes (e.g. arrival features, orientation maps and directional signage).
- » Employ consistent site furnishings and paving materials that are reflective of the park's context, character, features and high usage.
- » Improve the profile of the park around its perimeter and improve the visibility of park entry points, especially along Westminster Highway.
- » Encourage stakeholders and community groups to connect with each other and collaborate in order to activate the park.





# Next Steps in the Process



- » **In April**, the Guiding Principles will be presented to Council. Following adoption, the Guiding Principles will inform the development of vision plan options.
- » **Phase 2** will build on Phase 1 to develop vision plan options which will be presented to stakeholders and the public in June 2017 for feedback.
- » **The Outcome** of this process will be generation of a Minoru Vision Plan which will be presented to Council at the end of 2017.

**Project Webpage:** [envisionminoru.com](http://envisionminoru.com)  
**Project Manager:** Miriam Plishka, Parks Planner | Community Services  
**Email:** [MPlishka@richmond.ca](mailto:MPlishka@richmond.ca) **Tel:** 604.233.3310





**To:** General Purposes Committee  
**From:** Jim V. Young, P. Eng.  
Senior Manager,  
Capital Buildings Project Development

**Date:** April 21, 2017  
**File:** 06-2052-55-02-  
01/2017-Vol 01

Mike Redpath  
Senior Manager, Parks

**Re:** Viability of Repurposing Minoru Aquatic Centre

**Staff Recommendation**

1. That upon completion and opening of the new Minoru Centre for Active Living, the existing Minoru Aquatic Centre located at 7560 Minoru Gate in Minoru Park be decommissioned and demolished, and that the project be submitted for consideration in the 2018 capital budget as described in the staff report titled "Viability of Repurposing Minoru Aquatic Centre," dated April 21, 2017, from the Senior Manager, Capital Buildings Project Development and the Senior Manager, Parks.
2. That any future use of the existing Minoru Aquatic Centre site located at 7560 Minoru Gate be considered as part of the Minoru Park Vision Plan and be subject to Council approval.

Jim V. Young, P. Eng.  
Senior Manager, Capital Buildings  
Project Development  
(604) 247-4610

Mike Redpath  
Senior Manager, Parks  
(604) 247-4942

| REPORT CONCURRENCE   |  |   |
|--|--|---|
| <b>ROUTED TO:</b><br>Recreation Services<br>Real Estate Services | <b>CONCURRENCE</b><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/> | <b>CONCURRENCE OF GENERAL MANAGER</b><br> |
| <b>REVIEWED BY STAFF REPORT /<br/>AGENDA REVIEW SUBCOMMITTEE</b> | <b>INITIALS:</b><br>   | <b>APPROVED BY CAO</b><br>                |



## Staff Report

### Origin

At the December 21, 2016, Parks, Recreation and Cultural Services Committee meeting, staff received the following referrals:

*That the following recommendation (Part 1) stating:*

*That upon completion and opening of the new Minoru Complex (Minoru Aquatic Centre/Older Adult Centre) at the end of 2017, the existing Minoru Aquatic Centre located at 7560 Minoru Gate in Minoru Park be decommissioned, demolished, reverted back to open park space and that the project be submitted for consideration in the 2018 capital budget as described in the staff report titled "Minoru Park Vision Plan Phase One: Facilities Planning," dated December 1, 2016, from the Senior Manager, Parks;*

*be referred back to staff to analyze the viability of repurposing the existing Minoru Aquatic Center for other uses.*

And,

*That staff prepare options for the future use of the Minoru Place Activity Centre located at 7660 Minoru Gate, and report back in 2017 as described in the staff report titled "Minoru Park Vision Plan Phase One: Facilities Planning," dated December 1, 2016, from the Senior Manager, Parks.*

And,

*That staff research options for an open purpose storage museum at an existing location in Richmond in place of building a museum at this time.*

The purpose of this report is to respond only to the first referral regarding the Minoru Aquatic Centre and to provide an analysis of the viability of repurposing the existing building for other uses. The two remaining referrals will be addressed in subsequent reports.

### Analysis

In order to evaluate the viability of the existing Minoru Aquatic Centre for repurposing, a number of criteria were considered:

1. Facility Condition – assessment of the current condition of the building.
2. Facility Reuse Possibility – the possible type of reuse will determine the standard to which the building would be upgraded and indicate the types of adaptations that may be required. For the purposes of this report, Community Space and Warehouse has been assumed.
3. Capital Funding Implications – given the current condition, what are the costs of the upgrades and adaptations required in order to repurpose the building?

4. Park Implications – what is the effect on the park of retaining the building footprint and adding new programming?
5. Parking Impacts – How is parking impacted by additional uses or reuses?
6. Facility Operations – what would the operational budget impact of repurposing the building be?

#### 1. Facility Condition

Staff engaged technical experts to review the current condition of the Minoru Aquatic Centre and to identify what improvements would be required in order for the facility to be repurposed. A BC Building Code regulated condition of granting occupancy for a repurposed building is that it must be brought up to current building standards. Their findings identified the scope of work required to repurpose the building including the following:

- Extensive replacement of building envelope for thermal performance, appearance, impact of modifications to interior and added openings.
- Replacement of interior finish materials. Current materials are at the end of their lifespan, or are not appropriate as a finish material in a repurposed building.
- Extensive reconfiguration of partitions (non-structural).
- Extensive reconfiguration of partitions (structural).
- Rationalization of floor elevations. Currently, floor elevations are not consistent which adds complexity to planning. Rationalization would be beneficial to the extent possible with current exterior grading and structural configuration.
- Code upgrades to fire safety system, change in building occupant loading and exiting requirements and change in building classification.
- Foundation improvement requirements in some areas.
- Poor roofing condition requiring replacement.
- Infill of the pool basins and removal/replacement of the decks with level surfaces.
- Seismic capacity is a risk and requires further review.
- Electrical equipment has served a reasonable lifespan and should be replaced.
- Mechanical systems should be replaced.

Staff also reviewed the possibility of demolishing only a portion of the existing Minoru Aquatic Centre and leaving the remaining portion intact for repurposing. This possibility would be complicated as ‘cutting in half’ building mechanical and electrical systems that are linked may not be feasible. There would also be considerable and costly issues associated with the roofing, building envelope and other building systems that would need to be addressed. Given these complications and the sizeable risk that the remaining portion of the building is damaged during the demolition process, the possibility of demolishing part of the building and leaving a section intact is not considered viable.

## 2. Facility Reuse Possibilities

In order to demonstrate the feasibility of repurposing the facility, two options were considered:

- Option 1: Demolish the existing Minoru Aquatic Centre and determine the use of the area through the Minoru Park Vision Plan process. Under this option, staff would submit a 2019 Capital Program funding request (refer to Table 1 under Next Steps in this report) to implement the works per the Council-approved Minoru Park Vision Plan (scheduled for presentation to Council in December 2017).
- Option 2: Repurpose the existing Minoru Aquatic Centre for community use or open warehouse storage. As Options 1 and 2 consider the use of the same site (i.e., the existing Minoru Aquatic Centre site), land value has not been considered in the analysis.

The potential reuse type provides direction in determining how suitable the existing building configuration is for reuse and indicates the type of building system upgrades and additions that may be required. It also has implications related to building code and permitting requirements. These considerations have implications when calculating the cost of repurposing the facility.

## 3. Capital Funding Implications

To understand the capital funding requirements, the two facility reuse possibilities (demolish or repurpose) were considered again.

### Option 1 – Demolish (Recommended)

Demolish the existing Minoru Aquatic Centre and determine the use of the area through the Minoru Park Vision Plan process. The total cost to decommission and demolish the existing building is estimated to be \$3M (2018 dollars). This cost is based on demolition proceeding according to Council Policy 2308, whereby building components are recycled or re-used such that 80% of the building by weight is targeted for diversion away from landfill.

### Option 2 – Repurpose (Not Recommended)

In considering the repurposing of the existing Minoru Aquatic Centre for community use, the total cost to bring the existing building to current building standards and to complete tenant improvements for those uses is approximately \$27M (2017 dollars). This estimated cost was prepared by independent cost consultants and contractors.

To repurpose the building for open warehouse storage the total cost to bring the existing Minoru Aquatic Centre to current building standards (base building level) and to complete tenant improvements for those uses is estimated to be \$21.8M (2017 dollars). Similarly, the estimated cost was prepared by independent cost consultants and contractors.

As a part of the review, a comparison was made between repurposing the existing facility and constructing a new facility of the same size (38,000 ft<sup>2</sup>) for community use. Significant



inefficiencies (design and systems) were identified with the conclusion that a new building is a more effective and efficient option if a facility reuse is considered. For comparison, the cost to construct a new community use facility of a similar square footage (38,000 square feet) is estimated to be approximately \$27.5M (2017 dollars). The estimated cost was also prepared by independent cost consultants and contractors.

Repurposing the Minoru Aquatic Centre will introduce new operating budget impacts for staffing, building operations and maintenance since all of the current operating funding has been allocated to the new Minoru Centre for Active Living as approved by Council. For example, if the potential future reuse includes public access to the building, a budget would be required for attendants, programming staff, building maintenance, supplies, technology, security and utilities among other things. The estimated range of annual operating costs for the reuses identified in Option 2 is \$750,000 to \$1.5M.

A review of costs for acquisition or leasing of warehouse space suitable for open warehouse storage indicates it would be a more cost effective approach than repurposing the existing Minoru Aquatic Centre. The current market value of an industrial building of approximately 38,000 square feet in Richmond ranges between \$9M and \$12.5M depending on the age and condition of the building, tenant improvements, the location of the property and the size of the land area. With the same caveats, net rental rates vary from approximately \$7.00 to \$9.50 per square foot or \$266,000 to \$361,000 per annum. Operating costs (i.e. maintenance and insurance net of property taxes and utilities) would add an additional \$1.50 to \$2.50 per square foot or \$57,000 to \$95,000 to the total gross cost per annum.

#### 4. Park Implications

Given the many changes occurring within Minoru Park, including the additional facility footprint created by the new Minoru Centre for Active Living and in the surrounding neighbourhood, the need for a renewed vision was identified. A capital submission was approved for a master planning process within the Council-approved 2016 Financial Plan and is now underway. The outcome of that process will be the development of the Minoru Park Vision Plan for the park, to explore new opportunities and to address existing issues.

In consideration of the impact of the new facility footprint on the amount of open space in the park, the recommended option under consideration, demolition of the current Minoru Aquatic Centre, would allow for the development of new amenities and programming in a key location in the city. It would also enable greater openness and improve visibility of the park from Granville Avenue.

#### 5. Parking Impacts

The parking plan included in the approved Minoru Complex Public Realm Concept Design did not contemplate a reuse of the existing Minoru Aquatic Centre. If the facility were to be repurposed, additional parking load would be added to the precinct which would need to be accommodated, further impacting the loss of park space. Any additional parking required by reuse of the existing Aquatic Centre would have to be located on existing green space and likely could not be accommodated in the south half of the park.

Pedestrian movement, parking and landscaping for the southern part of Minoru Park was contemplated in the Minoru Complex Public Realm Concept Design but was not included in the project funding. These elements need to be further studied and designed through the Minoru Park Vision Plan process and will be brought to Council for approval.

### Analysis Results

While it is feasible to repurpose the existing Minoru Aquatic Centre, it is not recommended. Repurposing the facility is not considered economically or financially viable. The cost to upgrade the building systems to a functional level and then to adapt the building for reuse is comparable to that of constructing a brand new facility that would better meet operational needs and be more efficient to operate.

The cost to operate the building for any use (storage and public assembly) would also have to be considered since there is no funding allocated to it at present. In addition, the parking load in the Minoru precinct would be impacted and the amount of open space lost due to the construction of the new Minoru Centre for Active Living will not be re-gained.

### Stakeholder and Technical Building Advisory Meeting

A joint meeting with the Stakeholder and Technical Building Advisory Committees was held on March 9, 2017, at which time the consultant's findings on the current condition and repurposing opportunity for the existing Minoru Aquatic Centre were presented. The Committees were asked to provide their advice on the following statement:

*Do the Committees agree with the consultant's findings whereby it is recommended that the existing Minoru Aquatic Centre be demolished and converted to park space?*

Following lengthy discussion, there was not a consensus response to the question. Instead, the following comments were offered by the Committee members:

- Use the space to maximize parking, in particular given the imminent opening of the new Minoru Centre for Active Living.
- Complete the Minoru Park Master Plan first to fully understand the existing Minoru Aquatic Centre site before taking any other action.
- Understand the need for the building before considering reuse.
- Do not repurpose the building as it is not part of the plan and it is very expensive.
- Complete a minimal (less expensive) upgrade to the existing building to preserve its use for storage purposes, in particular, for heritage related artifacts and/or similar items.

### Minoru Park Vision Plan

The Minoru Park Vision Plan process, now underway, presents the opportunity to explore improvements and new programming opportunities for the whole park. The proposed Vision and Guiding Principles for the future of Minoru Park are scheduled to be presented to Council for approval in spring 2017. This report will summarise the public, stakeholder and staff input received to date.



The next steps in the process will be to generate concept options that reflect the approved Vision and Guiding Principles and conduct a public engagement process to receive input on the options. A final Minoru Park Vision Plan will then be developed and is targeted for Council approval at the end of 2017. At that time, staff will seek direction to undertake a detailed design study and cost estimating for the entire zone east of the track. This work can be completed before demolition of the existing Minoru Aquatic Centre begins.

### Next Steps

Should Council choose the recommended option, staff will prepare a capital request for the 2018 capital budget process on the demolition of the existing Minoru Aquatic Centre and site for Council consideration. The estimated cost to demolish the existing building is \$3M (2018 dollars) which would leave a level, secured site ready for its next purpose. It is intended that building demolition would be scheduled and coordinated with the Minoru Park Vision Plan for this site following Council approval and following the opening of the new Minoru Centre for Active Living. The sequence of the proposed work is as follows:

**Table 1 – Schedule**

| <b>Date</b>        | <b>Proposed Work</b>   |
|--------------------|--|
| December 2017      | Council approval of the Minoru Park Vision Plan.   |
| January – May 2018 | Prepare a detailed design and cost estimate for park development of the southeast corner of Minoru Park.                   |
| May 2018           | Start demolition of the existing Minoru Aquatic Centre (following the opening of the new Minoru Centre for Active Living). |
| Fall 2018          | Council approval of the capital request for implementation of park development.  |
| Fall 2018          | Complete demolition of the existing Minoru Aquatic Centre.   |
| January 2019       | Begin construction of works in the SE corner of Minoru Park.   |

### **Financial Impact**

None.

## Conclusion

The recommended option following completion and opening of the new Minoru Centre for Active Living is to demolish the existing Minoru Aquatic Centre and consider the future use of the space in conjunction with the Minoru Park Vision Plan. Repurposing of the existing Minoru Aquatic Centre is not recommended because of the associated costs to bring to public use and to operate it. Completion of the Minoru Park Vision Plan will provide direction on how to move forward with the existing Minoru Aquatic Centre site.



Jim V. Young, P. Eng.  
Senior Manager,  
Capital Buildings Project Development  
(604) 247-4610



Mike Redpath  
Senior Manager, Parks  
(604) 247-4942





**To:** General Purposes Committee

**Date:** March 20, 2017

**From:** Jane Fernyhough  
Director, Arts, Culture and Heritage Services

**File:** 11-7000-09-20-202/Vol 01

**Re:** Minoru Complex Entries and Arrivals Public Art Project Review

**Staff Recommendation**

That the issuance of a revised Artist Call for the Minoru Complex Entries and Arrivals Public Art Project, as described in the staff report titled, "Minoru Complex Entries and Arrivals Public Art Project Review," dated March 20, 2017 from the Director, Arts, Culture and Heritage Services, be endorsed.

Jane Fernyhough  
Director, Arts, Culture and Heritage Services  
(604-276-4288)

Att. 2

| REPORT CONCURRENCE  |   |                                       |
|---|---|---------------------------------------|
| <b>ROUTED TO:</b>   | <b>CONCURRENCE</b>  | <b>CONCURRENCE OF GENERAL MANAGER</b> |
| Parks Planning and Design<br>Recreation & Sport Services<br>Capital Buildings Project Development | <input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/> |                                       |
| <b>REVIEWED BY STAFF REPORT /<br/>AGENDA REVIEW SUBCOMMITTEE</b>                                  | <b>INITIALS:</b><br>  | <b>APPROVED BY CAO</b><br>            |

## **Staff Report**

### **Origin**

On January 16, 2017, at the General Purposes Committee meeting, discussion took place regarding the rationale for the selection of the recommended artwork for the main entry area of the Minoru Complex.

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

*That the matter be referred back to staff:*

- (1) to circulate all five shortlisted projects to Council for information; and*
- (2) to consult with stakeholders through the Minoru Major Facility Stakeholder Advisory Committee and report back with their feedback.*

This report brings forward information to address questions raised by Council, and provides a recommendation to issue a revised Artist Call for the Minoru Complex Entries and Arrivals Public Art Project with prescriptive terms of reference that include the history of Minoru Park and a human-scaled work, for Council's consideration.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

*Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.*

- 2.1. Strong neighbourhoods.*
- 2.3. Outstanding places, programs and services that support active living, wellness and a sense of belonging.*
- 2.4. Vibrant arts, culture and heritage opportunities.*

### **Analysis**

#### **The Five Shortlisted Finalist Concept Proposals**

Issued on June 15, 2016, the Artist Call for the Minoru Complex Entries and Arrivals Public Art Project identified the themes "Welcoming" and "Water" to provide a point of departure for interested artists to develop their concept proposals. Artists were encouraged to consider the theme of welcoming, to provide orientation and a sense of arrival at the Minoru Complex.

The five shortlisted finalist artist proposals for the Minoru Complex Entries and Arrivals Public Art Project were displayed for public feedback online through the Let's Talk Richmond website from November 1 - 10, 2016, and in the lobby of Richmond City Hall from November 3 - 10, 2016.

In response to the referral motions, the five shortlisted finalist submissions were circulated in a Memo to Council on January 27, 2017. They are presented in Attachment 1.

On November 21, 2016, the City-appointed selection panel met to interview the five finalist artist teams. The selection panel included representatives from the community and the Minoru Complex stakeholder groups and considered the selection criteria identified in the Terms of Reference for the Artist Call for evaluating the artist's concept proposals, which included:

- artistic merit;
- response to the character of Minoru Park;
- ability to work with other design professionals and stakeholders; and
- appropriateness to the Public Art Program goals.

While each of the five shortlisted finalist submissions addressed the selection criteria in varying ways, the panel concluded that the concept proposal *Leaf Sails*, by artist Douglas Taylor, best exemplified the goals of the project and recommended it for the Minoru Entries and Arrivals Artwork commission. They cited similar enjoyable works by the artist that they had seen elsewhere and noted its calming, meditative and interactive characteristics. Moreover, they liked that it would create a visually striking and inclusive gathering place with a focus on nature and renewable energy. The *Leaf Sails* concept proposal is Submission No. 4 in Attachment 1.

#### Consultation with the Minoru Major Facility Stakeholder Advisory Committee

On March 9, 2017, staff met with the Minoru Major Facility Stakeholder Advisory Committee to present the recommended proposal *Leaf Sails* for their feedback. Based on discussion at the General Purposes meeting on January 16, 2017, the committee was asked to respond to the following questions about the concept proposal:

- Is this Richmond?
- Is this appropriate for the location?
- Is this the legacy we want to see?

Feedback on the *Leaf Sails* concept included concerns that the work does not resonate with field users and sports programs, connect with the history of the site, represent the multicultural community or reflect indigenous peoples. In support of the work, it was noted that the concept was modern in character, compatible in scale with the architecture of the Minoru Complex, and that the rotating leaves might be understood to reference the history of flight at Minoru Park.

The Committee was also asked to consider if a re-issue of the Artist Call, with a more prescriptive Terms of Reference to include the history of Minoru Park, is a preferred action.

Following further discussion, the Committee recommended that a new Artist Call should be reissued to more specifically:

- connect to the history of the site;
- tell the story of Minoru Park as a place for social activity and community enjoyment;



- be human-scaled; and
- be forward looking.

It was suggested that artists consider referencing our local heroes and pioneers, to inspire Minoru Complex and Park users, ranging from active seniors to young children.

### Options

As requested in the referral by Council at the General Purposes Committee meeting held January 16, 2017, staff have provided the five finalist proposals (Attachment 1), presented background on the deliberations of the selection panel in recommending *Leaf Sails* and have met with the Minoru Major Facility Stakeholder Advisory Committee to report back with their feedback.

*Leaf Sails* was selected in accordance with the Administrative Procedures of the Richmond Public Art Program Policy. However, as is standard practice with all Richmond Artist Calls, submitting artists are advised that the City and the selection panel are not obligated to accept any of the submissions and may reject all submissions. The City reserves the right to reissue an Artist Call as required.

Based on the additional information provided on the five shortlisted finalist submissions and the feedback from the Minoru Major Facility Stakeholder Advisory Committee, Council may:

- endorse the *Leaf Sails* concept proposal by Douglas Taylor as presented;
- direct staff to issue a revised Artist Call for the Minoru Complex Entries and Arrivals Public Art Project with new terms of reference; or
- provide additional instructions for staff.

### Recommendation

In consideration of the feedback from the Minoru Major Facility Stakeholder Advisory Committee and further staff review, staff recommend that a new Artist Call be issued with a more prescriptive terms of reference, that the artwork:

- connect to the history of Minoru Park;
- tell the story of Minoru Park as a place for sports, cultural activity and community enjoyment; and
- be integrated with the site and landscape to provide a human-scaled gathering place.

Staff from Parks Planning and Design, Recreation and Sport Services, Capital Buildings Project Development and Public Art have identified a specific location within the main plaza at the entry to the Minoru Complex (Attachment 2). The landscape plan for this area will be revised by the design team in collaboration with the artist to accommodate and integrate the artwork with the site.

## **Financial Impact**

The new Artist Call will have a total budget of \$200,000, as per the previous Artist Call, funded from the approved Major Facilities Phase I Projects. Costs for the new selection panel are available from funds set aside for project administration within the approved public art budget.

## **Conclusion**

The new Minoru Complex facility represents an opportunity to integrate meaningful art to enhance the identity and vibrancy of the Minoru Civic Precinct. A new Artist Call will seek an artwork that reflects the Richmond community, to inspire Minoru Complex and Park users for the future.

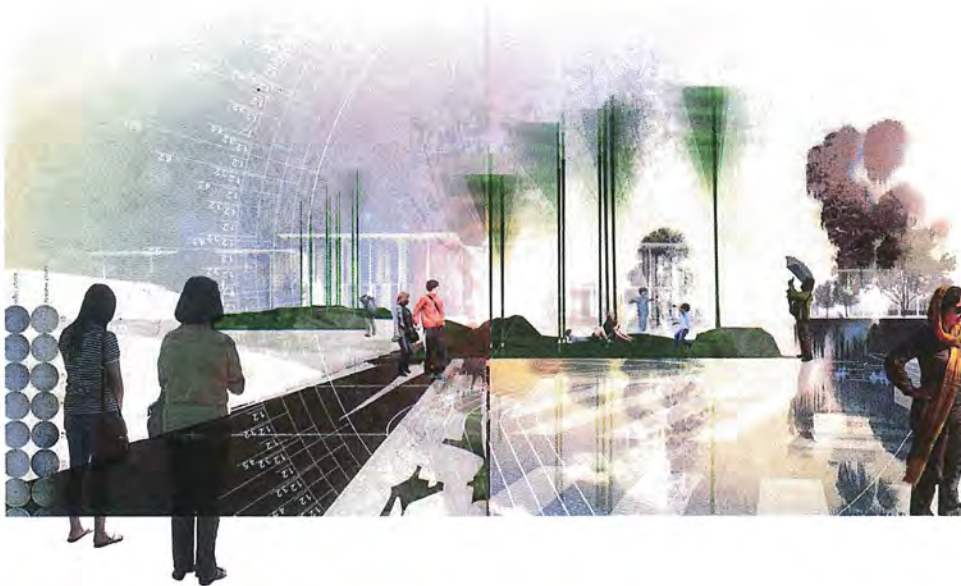
Staff recommend that Council endorse the proposed re-issue of the Artist Call for the Minoru Complex Entries and Arrivals Artwork based on the terms of reference as presented in this report.



Eric Fiss  
Public Art Planner  
(604-247-4612)

- Att. 1: Shortlisted finalists for the Minoru Complex Entries and Arrivals Artwork
- Att. 2: Proposed Location for Entries and Arrivals Artwork

# MINORU COMPLEX ENTRIES AND ARRIVALS PUBLIC ART COMPETITION



## SUBMISSION NO. 1

*Archipelago*  
by Atelier Anonymous with Michael Seymour



'Archipelago' is a site-specific installation that uses regionally-relevant historical methods of shipbuilding to create flexible stalks. These stalks serve as armatures that claim wind and rain as materials from which a performative sculptural artwork responds to, and allows for, observation of natural processes in the landscape.



'Archipelago' creates a visual and auditory landmark that signals entry to the Minoru multi-purpose complex by reflecting Richmond's island landscape and archipelago of culturally diverse groups and historic townships. It functions as both artwork and gathering space combining an undulating surface planted with families of swaying fibreglass masts.

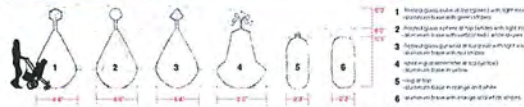


# MINORU COMPLEX ENTRIES AND ARRIVALS PUBLIC ART COMPETITION

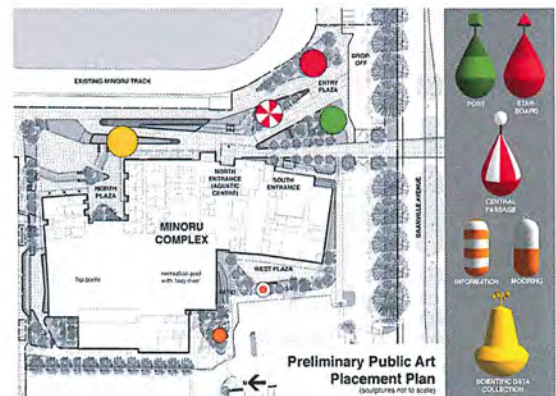


## SUBMISSION NO. 2

*Passage*  
by Rebecca Bayer



*Passage* draws inspiration from the bold and colourful forms of navigational buoys like those found in the waters surrounding the City of Richmond. Each day, vessels large and small navigate safely up and down the North and South Arms of the Fraser River, taking direction from brightly coloured markers moored in the water.



*Passage* recontextualizes these wayfinding devices as playful landmarks to guide people navigating around the Minoru Complex. The strong maritime aesthetic relates the aquatic activities inside the Minoru Complex to the close relationship that the Fraser River has with history and culture of the City of Richmond.



# MINORU COMPLEX ENTRIES AND ARRIVALS PUBLIC ART COMPETITION



## SUBMISSION NO. 3

### Water Dragon

by Maki Schmok, Robert Schmok, and Ronald Simmer

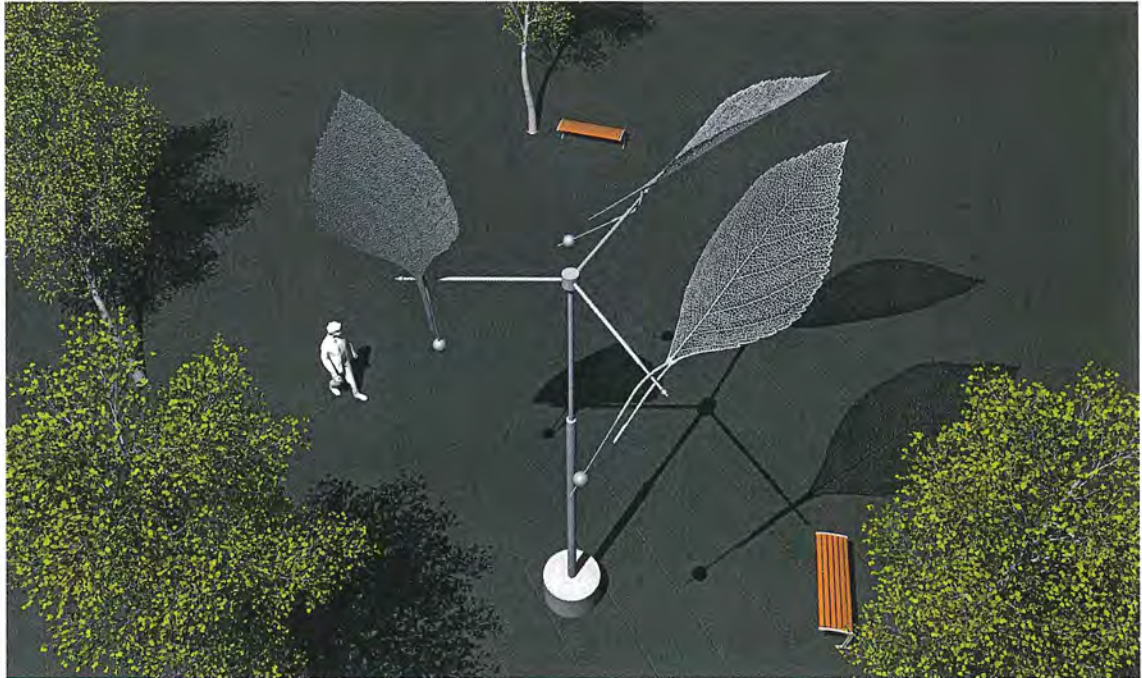


This majestic *Water Dragon* acts as a welcoming sentinel to patrons of the Minoru Complex by projecting multicultural welcoming messages on the entrance way, as a way of offering friendly greetings in this enchanting vessel with mystical symbolic power balls and festive passengers aboard.

*Water Dragons* are known to symbolize power and majesty that provide a good omen of prosperity and good fortune for the people in their presence. Thus this prominent sculpture will become a hallmark symbol of success and good luck for Richmond.



# MINORU COMPLEX ENTRIES AND ARRIVALS PUBLIC ART COMPETITION

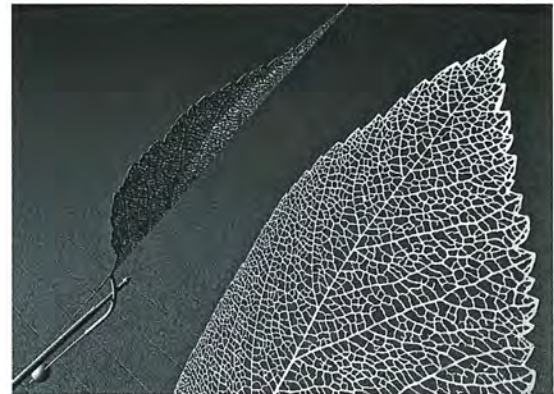


## SUBMISSION NO. 4

*Leaf Sails*  
by Doug Taylor



As metaphor, I chose to represent the vascular anatomy of the leaf for it's potency as a renewable energy system of incredible efficiency. Clearly the ability to photosynthesize water, sunlight and CO2 into stored carbon energy while expiring oxygen to balance the biosphere is a process that enables our survival. The leaf is a



biological converter of immense capacity. It feed us, it keeps us warm and puts gas in our tank!

These *Leaf Sails* catch the breeze and rotate the turbine. The counterweight spheres will contain mini generators activated by the playful swinging... the energy produced will be heard as bird song.



# MINORU COMPLEX ENTRIES AND ARRIVALS PUBLIC ART COMPETITION



## SUBMISSION NO. 5

*Waves*

by Marie Khouri + Charlotte Wall

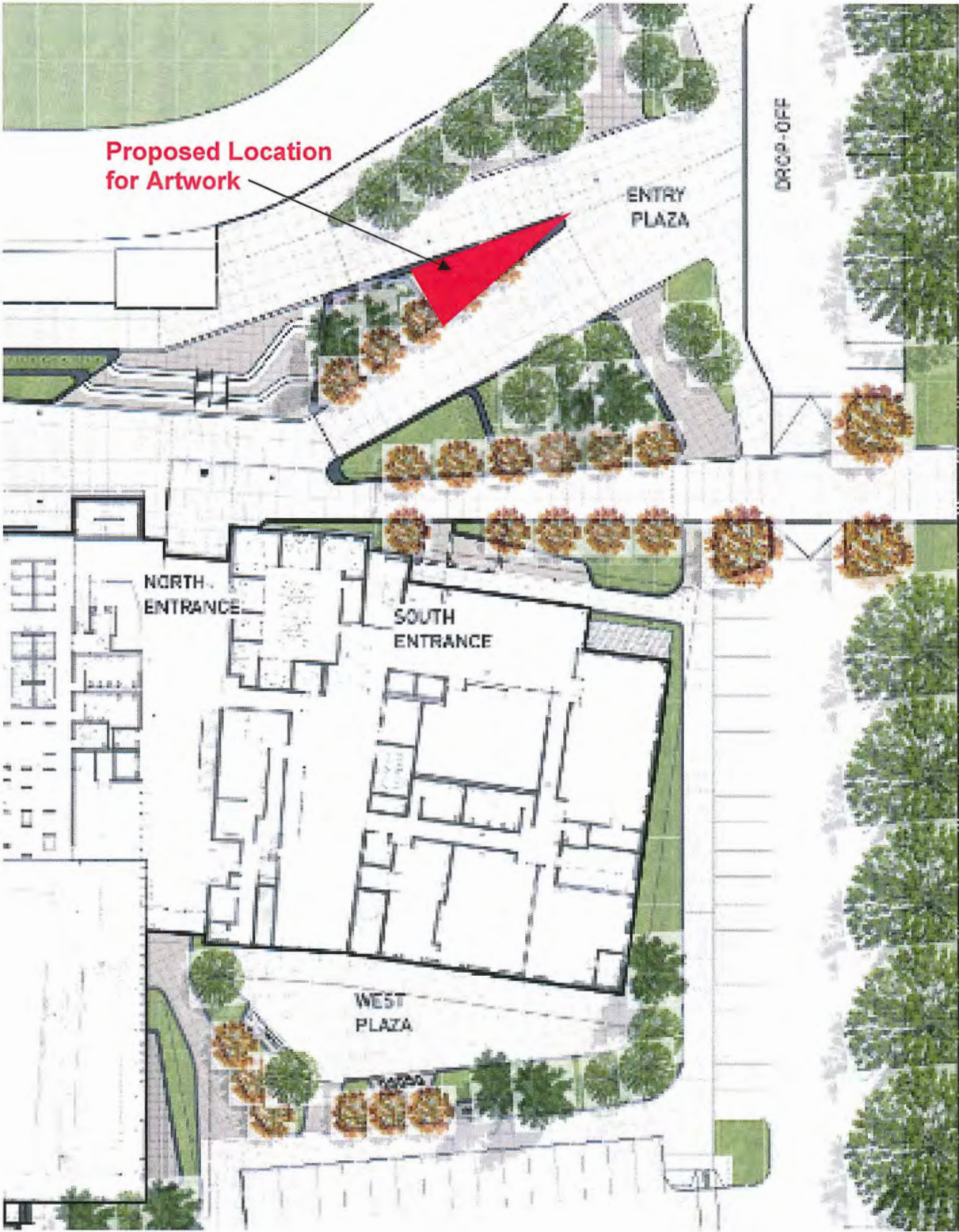


*Waves* focuses attention on the dramatic role water has in the past and still plays in the life of Richmond. It is an island where water surrounds and lies always close to the surface and its history of fisheries, canneries and agriculture has all depended on this

constant source of water. For the indigenous people the catching of fish was necessary for their livelihood and still the fishing vessels all around the island are a testament to that same industry.



Proposed Location for Entries and Arrivals Artwork





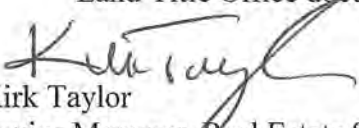
# City of Richmond

## Report to Committee




**To:** General Purposes Committee **Date:** April 12, 2017  
**From:** Kirk Taylor **File:** 06-2285-30-197/Vol 01  
Senior Manager, Real Estate Services  
**Re:** **Registration of a Statutory Right of Way in favour of BC Hydro over City-owned Property at Minoru Complex (6500/6960 Gilbert Road, 7191/7251 Granville Avenue, 7551 Minoru Gate)**

### Staff Recommendation

1. That staff be authorized to register a statutory right of way for utility purposes in favour of BC Hydro over a 96.0 m<sup>2</sup> portion of City-owned property at Minoru Complex (6500/6960 Gilbert Road, 7191/7251 Granville Avenue, 7551 Minoru Gate); 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 effect the transaction detailed in the staff report titled "Registration of a Statutory Right of Way in favour of BC Hydro over City-owned Property at Minoru Complex (6500/6960 Gilbert Road, 7191/7251 Granville Avenue, 7551 Minoru Gate)" dated April 12, 2017 including all contracts and Land Title Office documents.

  
Kirk Taylor  
Senior Manager, Real Estate Services  
(604-276-4212)

Att. 3

| REPORT CONCURRENCE   |   |  |
|--|---|--|
| <b>ROUTED TO:</b>  | <b>CONCURRENCE</b>  | <b>CONCURRENCE OF GENERAL MANAGER</b>  |
| Finance Department   | <input checked="" type="checkbox"/>   |                           |
| Parks Services   | <input checked="" type="checkbox"/>   |  |
| Engineering  | <input checked="" type="checkbox"/>   |  |
| Law  | <input checked="" type="checkbox"/>   |  |
| <b>REVIEWED BY STAFF REPORT /<br/>AGENDA REVIEW SUBCOMMITTEE</b> | <b>INITIALS:</b><br> | <b>APPROVED BY CAO</b><br> |



## Staff Report

### Origin

As part the British Columbia Hydro and Power Authority overall plan to decommission the Richmond Substation (a 12.5kV facility at 8511 Granville Avenue) and alternatively provide service to customers from the Kidd 2 Substation (a 25kV facility at 9980 River Drive), several properties, including City-owned, will require the installation of step down transformers and ancillary equipment (the “Works”) to continue to supply electrical services to affected properties.

A step down transformer will be required at City owned Minoru Park located at 6500/6960 Gilbert Road, 7191/7251 Granville Avenue, 7551 Minoru Gate (the “Property”) (Attachment 1) to maintain electrical service to both the Minoru Ice Arenas and the Minoru Library. The Works will also serve the apartment complex adjacent Minoru Park located at 6651 Minoru Boulevard. As a result, BC Hydro has requested that the City grant a statutory right of way (“SRW”) to legally protect BC Hydro’s Works in the Property. The SRW will also protect existing BC Hydro transformer equipment on the Property that serve Minoru Park facilities.

The purpose of this report is to obtain Council’s approval for a disposition of land being a SRW granted to BC Hydro over the Property.

This report supports Council’s 2014-2018 Term Goal #6 Quality Infrastructure Networks:

*Continue diligence towards the development of infrastructure networks that are safe, sustainable, and address the challenges associated with aging systems, population growth, and environmental impact.*

### Analysis

In order for BC Hydro to have the legal right to maintain and protect the Works on the Property it will be necessary to register this SRW in favour of BC Hydro. The proposed SRW will be located over a 96.0 m<sup>2</sup> portion of the Property reviewed and agreed to by Engineering and Parks. The exact area has already been determined by a legal survey from BC Hydro (Attachment 2). The primary business terms and conditions of the SRW agreement are detailed in the attachments (Attachment 3).

BC Hydro has indicated that construction would begin shortly after receiving the registered SRW. The duration of civil works would be a couple of days, with electrical works taking place over a 1-2 day period with some coordination between the two. BC Hydro has assured staff that there will be very minimal construction affecting streets if any, and a small amount to the Property’s boulevard. Minoru Gate would be the only potential lane closure when finalizing the new civil works.

In order to complete the grant of the SRW to BC Hydro, Council’s approval is required. If the grant of the SRW is approved, then a notice of intent to dispose of the SRW will be advertised in accordance with the requirements of the *Community Charter*.

### **Financial Impact**

BC Hydro will cover all costs associated with the Land Title Office registration of the SRW and the advertising cost in the local newspaper (approximately \$300.00) for the notice of intent to dispose of the SRW.

### **Conclusion**

The installation of BC Hydro's step down transformer and ancillary equipment is required to maintain and continue electrical service to Minoru Park's facilities and the adjacent apartment complex. Authorization to register this SRW is required to legally protect BC Hydro's Works on the Property.

City staff recommend the granting of the SRW to BC Hydro on the Property and are therefore seeking Council's approval of this transaction.

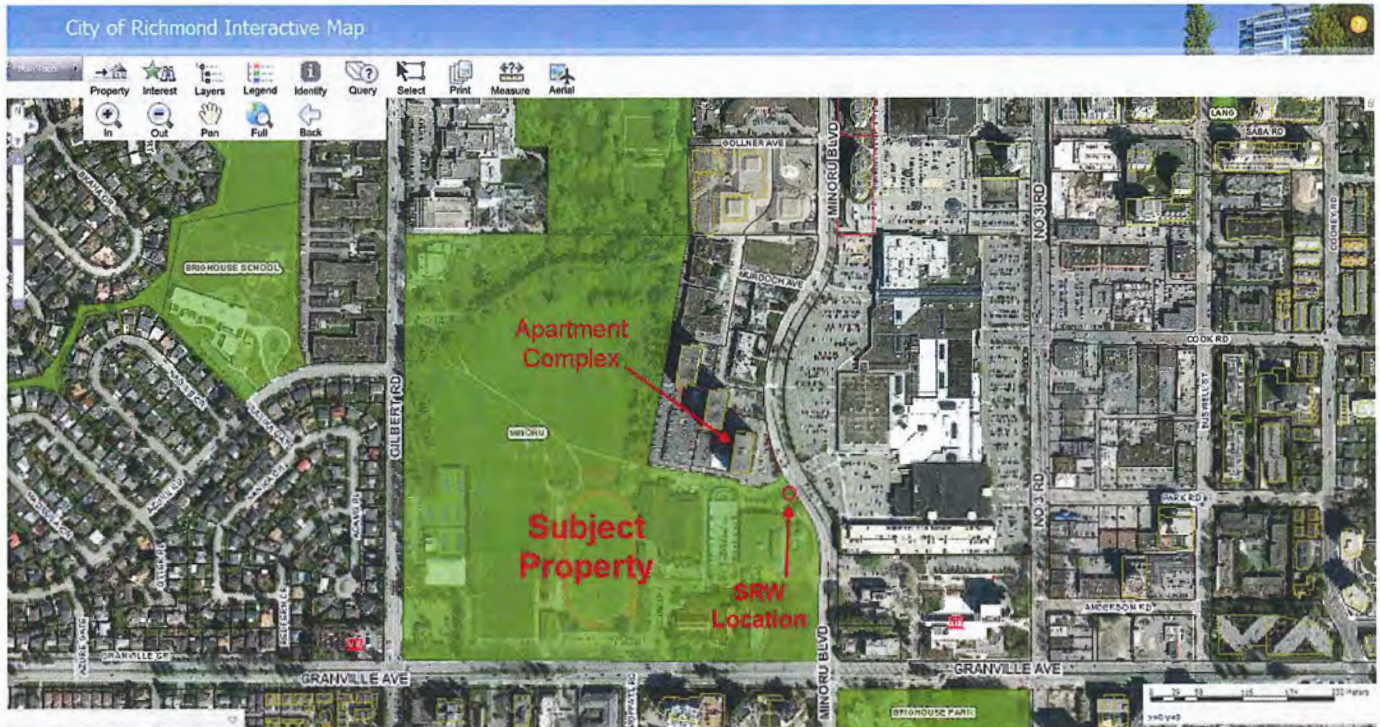


Ken Barlow  
Manager, Property Services  
(604-276-4376)

KB:kb

- Att. 1: Property Aerials  
2: SRW Plan  
3: Property and Transaction Summaries

## Attachment 1 Property Aerials

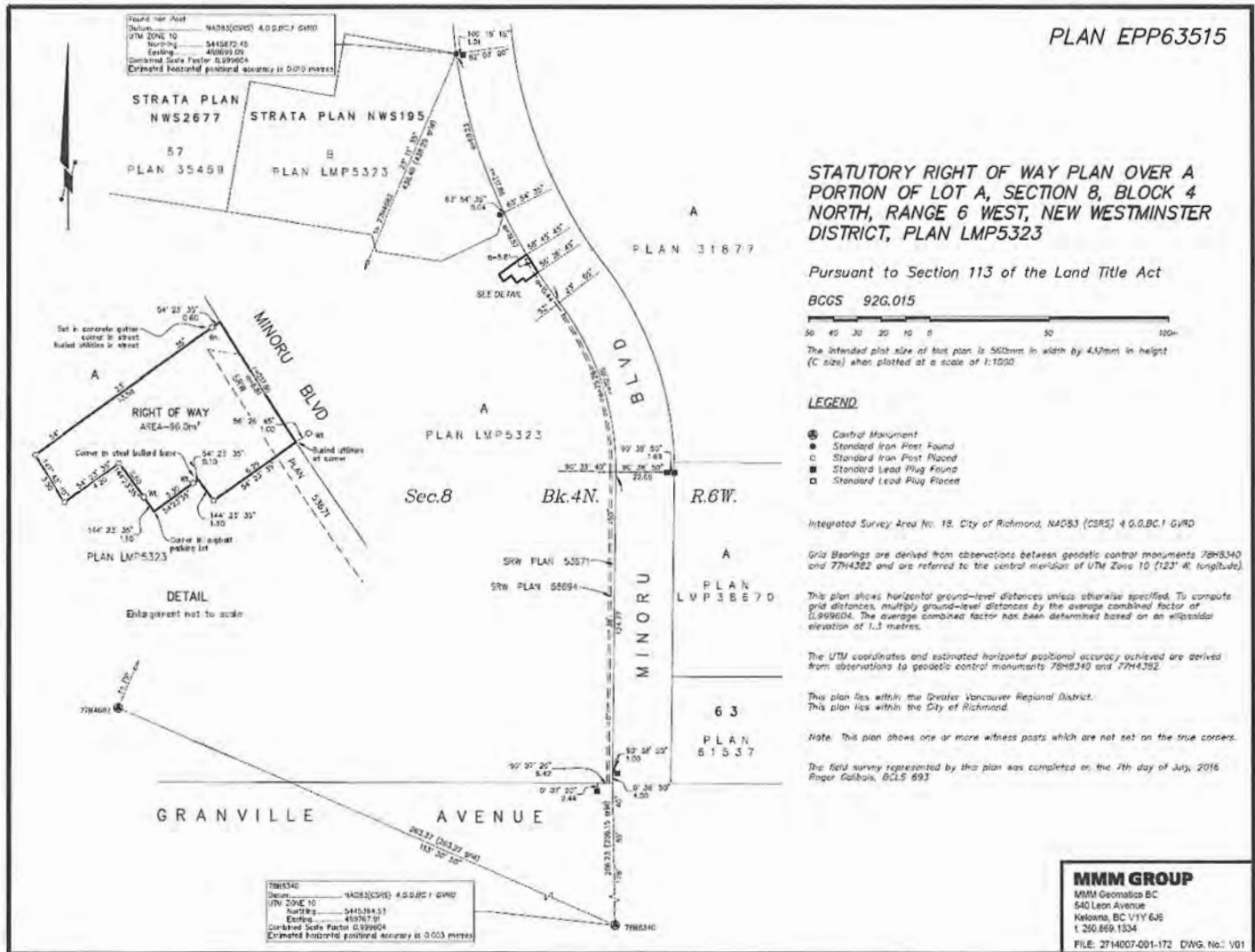


Aerial Prepared by BC Hydro



## Attachment 2

### SRW Plan



### Attachment 3

#### Property and Transaction Summaries

##### Property Description:

|                                  |  |
|----------------------------------|--|
| Property Address:                | 6500/6960 Gilbert Road, 7191/7251 Granville Avenue,<br>7551 Minoru Gate      |
| P.I.D./Legal Description:        | 017-844-525 / Lot A Section 8 Block 4 North Range 6<br>West NWD Plan LMP5323 |
| Total Area of Property:          | ±219,960 m <sup>2</sup>  |
| 2017 Assessed Value (Land Only): | n/a  |

##### Transaction Details:

##### **Permanent SRW:**

|                              |   |
|------------------------------|---|
| Registered Owner of Charge:  | British Columbia Hydro and Power Authority                                    |
| Property Owner:              | City of Richmond  |
| Property Interest:           | Statutory Right of Way  |
| Use:                         | Transmitting and distributing electricity, and<br>telecommunications purposes |
| Location of SRW:             | Adjacent the Public Library at corner of Minoru Gate<br>and Minoru Boulevard  |
| SRW Area:                    | ± 96.0 m <sup>2</sup>   |
| Indemnification and Release: | In favour of City   |
| Consideration for SRW:       | Nominal   |



# City of Richmond

## Report to Committee


**To:** General Purposes Committee  
**From:** Gavin Woo, P. Eng.  
Senior Manager, Building Approvals

**Date:** April 27, 2017  
**File:** 08-4057-10/2017-Vol 01

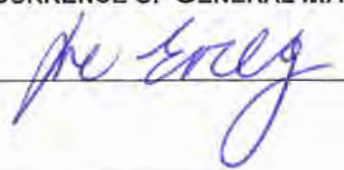

**Re:** Building Permit Application at 10960 Granville Avenue

### Staff Recommendation

1. That Building Permit Application No. 17-768616 for a single family dwelling at 10960 Granville Avenue, with a total floor area of 967.1 m<sup>2</sup> (10,410.1 ft<sup>2</sup>), be withheld for a period of 30 days beginning on the date of application (April 5, 2017) pursuant to Section 463(1) of the *Local Government Act*, as Council considers that the proposed house size, farm home plate and setbacks are in conflict with the proposed Zoning Bylaw amendments under preparation.
2. Pursuant to Section 463(3) of the *Local Government Act*, Building Permit Application No. 17-768616 be withheld for a further period of 60 days, commencing May 5, 2017.

  
Gavin Woo, P. Eng.  
Senior Manager, Building Approvals  
(604-276-4113)

Att. 1

| REPORT CONCURRENCE  |   |  |
|---|---|--|
| <b>ROUTED TO:</b><br><br>Development Applications<br>Policy Planning<br>Law | <b>CONCURRENCE</b><br><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/> | <b>CONCURRENCE OF GENERAL MANAGER</b><br><br> |
| <b>REVIEWED BY STAFF REPORT /<br/>AGENDA REVIEW SUBCOMMITTEE</b>            | <b>INITIALS:</b><br><br>CS  | <b>APPROVED BY CAO</b><br><br>                 |



## **Staff Report**

### **Origin**

On March 27, 2017, Council adopted the following resolution:

*Whereas Section 463 of the Local Government Act allows the withholding of building permits that conflict with bylaws in preparation; and*

*Whereas Council directed staff to conduct public consultation regarding house size, farm home plate and setbacks, including residential accessory buildings,*

- 1. That staff be directed to prepare for Council's consideration a bylaw to limit house size, farm home plate and setbacks, including residential accessory buildings in the Agriculture (AG) zones; and*
- 2. That staff bring all building permit applications for residential development, including residential accessory buildings, in the Agriculture (AG) zones received more than 7 days after the passage of resolution #1 to Council, to determine whether such applications are in conflict with the proposed bylaw to limit house size, farm home plate and setbacks, including residential accessory buildings in the Agriculture (AG) zones.*

As a result of Council's resolution, and Section 463 of the *Local Government Act*, all completed building permit applications for residential buildings in the Agriculture (AG) Zones received after April 3, 2017 (7 days after the resolution) must be forwarded to Council for a decision, as to whether the building permit application is in conflict with the bylaws under preparation.

The purpose of this report is to bring forward a building permit application at 10960 Granville Avenue (No. 17-768616 ) for Council's consideration under Section 463 of the *Local Government Act* ("LGA"). Pursuant to Section 463(1) of the *LGA*, Council must:

- (a) identify what it considers to be the conflict between the proposed building permit application and the proposed Zoning amendment bylaws under preparation, and
- (b) if a conflict is identified, then resolve to withhold the building permit application for 30 days beginning on the date of application.

Then, pursuant to section 463(3) of the *LGA*, following consideration of the application, and as a separate resolution to that above, Council may direct that the building permit be withheld for a further 60 days.

Staff recommends that Council find that proposed building permit application (No. 17-768616) is in conflict with proposed zoning bylaw amendments to the Agriculture (AG) zones as they relate to house size and farm home plate size.

### **Findings of Fact**

A building permit application was submitted on April 5, 2017 for the property at 10960 Granville Avenue (Attachment 1 (Location Map)). The proposal is for a 899.8 m<sup>2</sup> (9686.0 ft<sup>2</sup>) single

family house along with a 67.3 m<sup>2</sup> (724.5.0 ft<sup>2</sup>) attached garage for a total considered area of 967.1m<sup>2</sup> (10,410.1 ft<sup>2</sup>). The proposed area defined as a Home Farm Plate to accommodate new construction for the house, attached garage and associated driveways and porches is 1,189.3 m<sup>2</sup> (12,801.7 ft<sup>2</sup>).

Details on the property can be found in Table 1 below. Details on the proposed size of the farm home plate, house, and residential accessory buildings, in addition to the maximum setbacks for both the house and residential accessory buildings can be found in Table 2.

| Table 1 – Property Data |  |
|-------------------------|--|
| Address:                | 10960 Granville Avenue                             |
| Applicant:              | Mr. Jatinder S Rananta                             |
| Owner:                  | Mr. and Mrs. Edward and Alision Shroeder           |
| Site Size:              | 2470.0 m <sup>2</sup> (26587.7 ft <sup>2</sup> )   |
| Land Uses:              | Existing Single Family House and Agricultural Uses |
| OCP Designation:        | Agriculture  |
| Zoning:                 | Agriculture (AG1)                                  |

| Table 2 – Building Permit Details                   |   |   |
|---|---|---|
| Zoning Criteria                                     | Existing Bylaw Requirement  | Proposed Building Permit Application              |
| Farm Home Plate                                     | Not regulated   | 1,189.3m <sup>2</sup> (12,801.7 ft <sup>2</sup> ) |
| House Size  | Maximum not regulated provided that the total building size is no greater than 0.6 floor area ratio | 967.1 m <sup>2</sup> (10,410.1 ft <sup>2</sup> )  |
| Residential Accessory Buildings Size                | Maximum not regulated provided that the total building size is no greater than 0.6 floor area ratio | None proposed                                     |
| Maximum Setback for House                           | 50.0 m (164 ft)   | 50.0 m (164.0 ft.)                                |
| Maximum Setback for Residential Accessory Buildings | 50.0m (165 ft) building separation from house   | None proposed                                     |

## Analysis

### Staff Review

On April 24, 2017, Council gave first reading to bylaw amendments regulating single family dwelling development on agricultural zoned land. At Council, modifications were made to the Zoning Bylaw 9707 to increase the maximum Farm Home Plate setback, from 60m, to 75m and to remove the septic field from the definition of Farm Home Plate.

Staff considered the proposed Building Permit Application No. 17-768616 in relation to the proposed bylaws under preparation by the City, and are of the opinion that the application is in conflict with the bylaws under preparation.

- The proposed Home Farm Plate at 1,189.3.0m<sup>2</sup> (12,801.7 ft<sup>2</sup>), is 189.3 m<sup>2</sup> (2,037.4 ft<sup>2</sup>) or 19% greater than the 1,000 m<sup>2</sup> (10,764.3 ft<sup>2</sup>) maximum considered in the proposed bylaw amendments.
- The proposed total floor area of the house at 967.1 m<sup>2</sup> (10,410.1 ft<sup>2</sup>), although less than the proposed 1,000 m<sup>2</sup> (10,764.3ft<sup>2</sup>) cap, is greater than the 857.1 m<sup>2</sup> (9,226.3 ft<sup>2</sup>)

permissible by the Floor Area Ratio (FAR), which controls density as a function of lot size. The 110.0 m<sup>2</sup> (1,184.8 ft<sup>2</sup>) difference represents an 11% greater floor area than would be permitted in the proposed Bylaw 9712.

- Upon meeting with staff at the conclusion of the detailed review, the applicant may be willing to undertake modifications to bring the application into compliance with the proposed bylaw amendments.

#### Building Permit Application at 10960 Granville Avenue

If Council resolves that there is a conflict between the bylaws under preparation and the building permit application, then issuance of the building permit may be withheld for the balance of the 30 day period. If Council does not resolve that there is a conflict, then, if the building permit application is complete and otherwise compliant, the building permit must be issued.

As previously set out, prior to the end of the initial 30 day period, Council may consider a second resolution to either:

- grant a building permit, but impose conditions on it that would be in the public interest, having regard to the bylaw that is under preparation; or
- direct the permit issuance to be withheld for a further 60 days.

It is recommended that Council withhold the issuance of this building permit for a further 60 days as this will provide time to consider adoption of the proposed Bylaws and will give the applicant time to decide whether to modify the application details.

#### **Financial Impact**

None

#### **Conclusion**

Staff recommend that Council determine that the application for the proposed house located at 10960 Granville Avenue is in conflict with the bylaws under preparation to limit house size, farm home plate and setbacks, including residential accessory buildings in the Agriculture (AG) zones. It is recommended that the building permit application be withheld for 30 days from the date of submission (April 5, 2017), and a further 60 days for a total of 90 days based on the current detailed staff review.



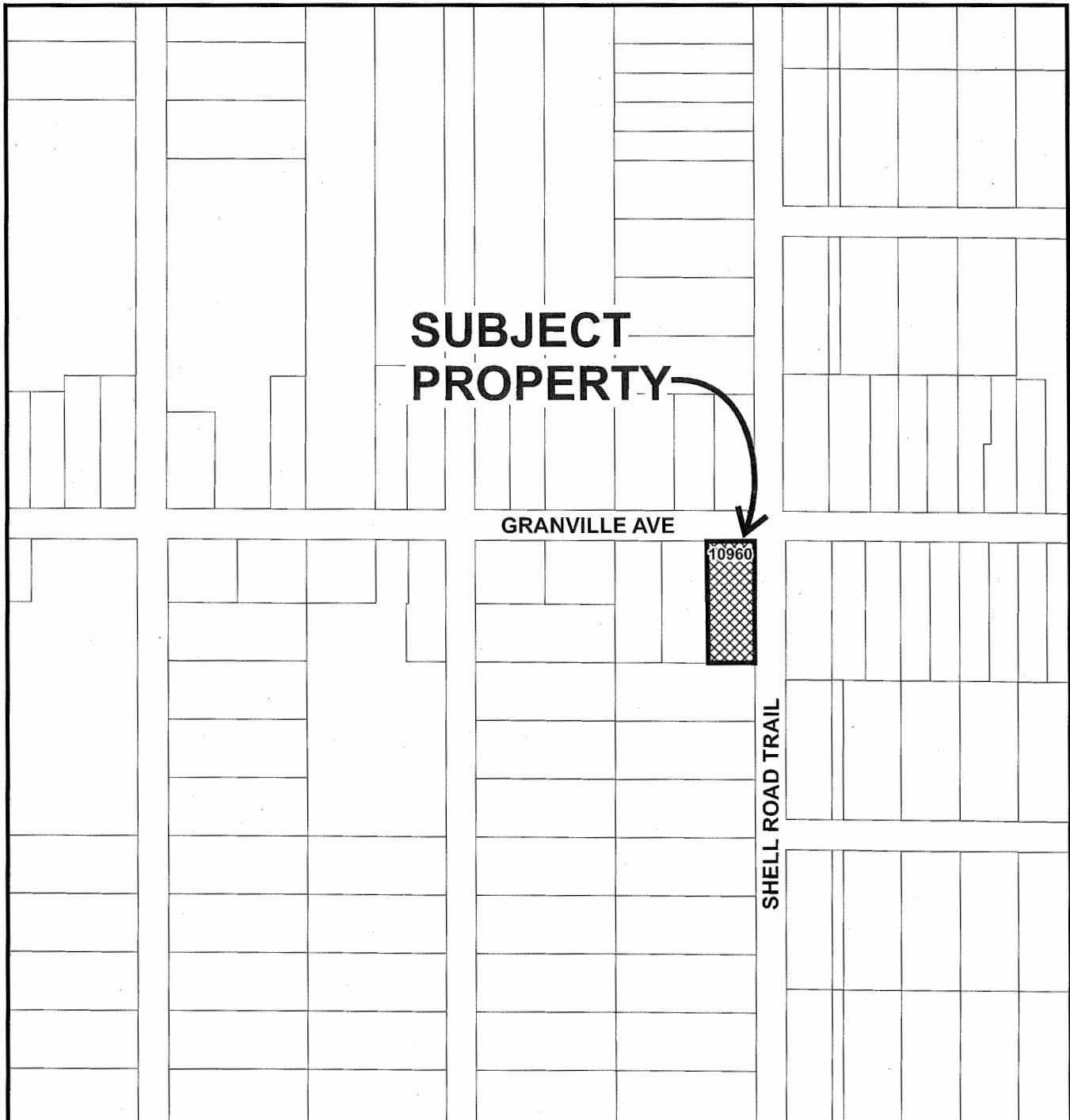
Gavin Woo, P. Eng.  
Senior Manager, Building Approvals

Att. 1: Location Map





City of  
Richmond



10960 Granville Avenue

Original Date: 04/20/17

Revision Date:

Note: Dimensions are in METRES