



General Purposes Committee

Date: Monday, July 19, 2021

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs
Councillor Alexa Loo (by teleconference)
Councillor Bill McNulty (by teleconference)
Councillor Linda McPhail (by teleconference)
Councillor Harold Steves (by teleconference)
Councillor Michael Wolfe (by teleconference)

Call to Order: The Chair called the meeting to order at 3:46 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Special General Purposes Committee held on June 28, 2021, and the General Purposes Committee meeting held on July 5, 2021, be adopted as circulated.

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

- 1. STEVESTON COMMUNITY CENTRE AND BRANCH LIBRARY -
CONCEPT DESIGN AND CAPITAL BUDGET**
(File Ref. No. 06-2050-20-SCC) (REDMS No. 6639392)

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Jim Kojima, Director and Treasurer, Steveston Community Society, provided some historical information and noted that (i) a building committee was formed, (ii) many interviews and open houses were held, (iii) newsletters were distributed to various user groups and the general public, (iv) feedback from the public was always positive in terms of changes, and (v) the general public was well informed of the changes taking place and receptive to the changes.

Jordan Oye, Chair, Richmond Public Library Board, spoke in support of the proposed project and noted that (i) this project will serve the community well, (ii) in February a charrette-process was held to review many options, (iii) lots of feedback was generated and incorporated as much as possible, (iv) public engagements were well attended, (v) feedback from the public noted that it be vital that the library be highly visible and accessible and located on one floor to maximize use of the space, (vi) its important for the library and community centre programs to be in synergy, and (vii) it meets the needs of the community.

In reply to queries from Committee, staff noted that (i) a construction manager and quantitative surveyor provided the estimated dollar amounts, (ii) once Council approval has been granted an architect and a construction manager will be hired and construction will begin Q2 or Q3 of 2022, (iii) the building committee will be involved throughout the process and detailed design once the architect has been hired, (iv) a tree management plan will be provided during the form and character stages, (v) the design committee will include members of the Steveston Community Society, Library Board and the building design community, (vi) the proposed building will be far enough away from Moncton Street to accommodate any potential transportation needs, (vii) when going through the detailed design development, sustainable features will be examined and considered, (viii) many community members suggested covering the pool for use through the winter months; however, there is sufficient indoor pools within the city to provide adequate aquatic services through the winter months, (ix) there is a cost associated with increasing the demolition waste diversion target to 90%, but it can be considered, (x) the playground is in its design phase and will be brought forward for Council consideration this fall, and (xi) the Transportation Department will bring forward a report in the fall with regards to bike and pedestrian paths in the area.

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It was moved and seconded

- (1) *That the concept floor plans as outlined in the report titled, “Steveston Community Centre and Branch Library – Concept Design and Capital Budget,” dated June 30, 2021 from the Director, Facilities and Project Development and the Director, Recreation and Sport Services be approved;*
- (2) *That the existing Steveston Community Centre and Library be demolished as outlined in the report titled, “Steveston Community Centre and Branch Library – Concept Design and Capital Budget, dated June 30, 2021 from the Director, Facilities and Project Development and the Director, Recreation and Sport Services;*
- (3) *That the capital budget in the amount of \$90 million (2023 dollars) be approved and funded from the following sources as outlined in the report titled, “Steveston Community Centre and Branch Library – Concept Design and Capital Budget,” dated June 30, 2021 from the Director, Facilities and Project Development and the Director, Recreation and Sport Services:*
 - (a) *\$63,000,000 from the Capital Building and Infrastructure Reserve;*
 - (b) *\$21,333,812 from the Capital Reserve (Revolving Fund); and*
 - (c) *\$5,666,188 from the Steveston Community Amenity provision;*
- (4) *That a Construction Escalation Contingency in the amount of \$5 million be approved and funded by the Capital Reserve (Revolving Fund) as outlined in the report titled, “Steveston Community Centre and Branch Library – Concept Design and Capital Budget,” dated June 30, 2021 from the Director, Facilities and Project Development and the Director, Recreation and Sport Services; and*
- (5) *That the Consolidated 5 Year Financial Plan (2021-2025) be amended accordingly.*

The question on the motion was not called as discussion took place on the various funds that are being used, and as a result of the discussion the following **amendment motion** was introduced:

It was moved and seconded

That a Part (6) be added to read as follows:

That staff examine alternative sources of funding for the Steveston Community Centre and Branch Library and anticipated future capital needs, and report back.

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The question on the amendment motion was not called as further discussion took place, and it was noted that should there not be alternative funding sources the funding would remain as is.

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

The question on the main motion, as amended, which reads as follows:

- (1) *That the concept floor plans as outlined in the report titled, "Steveston Community Centre and Branch Library – Concept Design and Capital Budget," dated June 30, 2021 from the Director, Facilities and Project Development and the Director, Recreation and Sport Services be approved;*
- (2) *That the existing Steveston Community Centre and Library be demolished as outlined in the report titled, "Steveston Community Centre and Branch Library – Concept Design and Capital Budget, dated June 30, 2021 from the Director, Facilities and Project Development and the Director, Recreation and Sport Services;*
- (3) *That the capital budget in the amount of \$90 million (2023 dollars) be approved and funded from the following sources as outlined in the report titled, "Steveston Community Centre and Branch Library – Concept Design and Capital Budget," dated June 30, 2021 from the Director, Facilities and Project Development and the Director, Recreation and Sport Services:*
 - (a) *\$63,000,000 from the Capital Building and Infrastructure Reserve;*
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 - (c) *\$5,666,188 from the Steveston Community Amenity provision;*
- (4) *That a Construction Escalation Contingency in the amount of \$5 million be approved and funded by the Capital Reserve (Revolving Fund) as outlined in the report titled, "Steveston Community Centre and Branch Library – Concept Design and Capital Budget," dated June 30, 2021 from the Director, Facilities and Project Development and the Director, Recreation and Sport Services; and*
- (5) *That the Consolidated 5 Year Financial Plan (2021-2025) be amended accordingly.*
- (6) *That staff examine alternative sources of funding for the Steveston Community Centre and Branch Library and anticipated future capital needs, and report back.*

was then called and it was **CARRIED**.

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In reply to further queries from Committee, staff noted that many discussions have taken place with regard to transportation options in Steveston; however, the challenge is that the Steveston Transit Centre is currently not funded due to the pandemic.

Direction was provided to staff to reiterate the request as to the intentions of TransLink for the next 5-10 years in terms of transportation in Steveston and update them on our plan for the proposed Community Centre.

COMMUNITY SAFETY DIVISION

2. **APPLICATION FOR A NEW LIQUOR PRIMARY LICENCE - SAVAGE CREEK GOLF COURSE (2008) LTD - 7388 NO. 6 ROAD, RICHMOND, BC**

(File Ref. No. 12-8275-30-001) (REDMS No. 6686144)

It was moved and seconded

- (1) *That the application from Savage Creek Golf Course (2008) Ltd., for a new Liquor Primary Liquor Licence to compliment the Golf Course, at premises located at 7388 No. 6 Road, with liquor service, be supported for:*
 - (a) *A new Liquor Primary Liquor Licence with proposed indoor occupancy set at 32 persons and outdoor patio set at 28 persons for a total person capacity of 60 persons; and*
 - (b) *Proposed hours of liquor sales from Monday to Sunday, from 9:00 AM to 11:00 PM.*
- (2) *That a letter be sent to Liquor and Cannabis Regulation Branch, which includes the information attached as Appendix A, advising that Council recommends the approval of the licence application for the reasons that this new application for a Liquor Primary Licence has been determined, following public consultation, to be acceptable in the area and community.*

CARRIED

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3. **APPLICATION TO AMEND FOOD PRIMARY LIQUOR LICENCE #137839 AND REQUEST THE ADDITION OF PATIO # 3 - SHADY ISLAND SEAFOOD BAR & GRILL LTD - 112 – 3800 BAYVIEW STREET.**

(File Ref. No. 12-8275-30-001) (REDMS No. 6684861)

It was moved and seconded

(1) *That the application from Shady Island Seafood Bar & Grill Ltd., for an amendment to Food Primary Licence # 137839 requesting an addition of a patio area to permit liquor service to an existing patio with 28 seats, be supported for:*

(a) *Total person capacity currently set at 197 occupants will not change;*

(b) *Hours of liquor service will remain the same and currently set at Monday to Saturday 10:00 AM to Midnight and Sunday from 11:00 AM to Midnight; and*

(2) *That a letter be sent to the Liquor and Cannabis Regulation Branch, which includes the information attached as Appendix A (Attachment 1), advising that Council recommends the approval of the licence amendment for the reasons that this amendment has been determined, following public consultation, to be acceptable in the area and community.*

The question on the motion was not called as in reply to queries from Committee, staff noted that (i) the staff report before Council is for the addition of liquor service, (ii) the patio area is controlled by the Steveston Harbour Authority and if liquor service is not approved the tables can still remain, and (iii) the liquor licence is specific to the location; therefore, if the tables in that area are gone and the business wanted seats they would have to request a structural change to their licence and it would come to Council for consideration.

Committee requested that staff provide clarification with regards to Kelvin Higo's concerns and clarification on the Steveston Harbour Authority's jurisdiction.

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

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4. **SOIL USE FOR THE PLACEMENT OF FILL APPLICATION FOR THE PROPERTY PID: 013-082-434 (4500 BLK NO. 8 ROAD) - MAYBOG FARMS LTD.**

(File Ref. No. 12-8080-12-01) (REDMS No. 6705466)

Todd May, applicant, spoke to the application and noted that (i) there is significant and increasing demand for fresh product, including cranberries, (ii) in order to facilitate fresh product a new building is required, (iii) facilities for fresh fruit products do not exist in western Canada, (iv) fruits go down to the USA and then come back, (v) buyers are focused on Canadian and local products, (vi) in order for the barn to be built for specification, the ground needs to be raised to flood plain, (vii) the proposed barn is positioned in an area that is central to all fields and ongoing operations, and (viii) this is a significant investment but will support the viability of operations.

In reply to queries from Committee, Mr. May advised that (i) that the application is for granular structural fill under the building floor to support the building, (ii) the granular structural fill requires Agricultural Land Commission approval, (iii) the eastern portion of the farm, that is parallel to edge of barn will be farmed for cranberries, (iv) no retail sales will take place at this location, (v) Ocean Spray does not have the capacity to accommodate fresh fruit facilities only processed fruit, and (vi) if the application is not approved the fill will be removed.

It was moved and seconded

That the 'Soil Use for the Placement of Fill' application, proposing to retain soil deposited in order to facilitate the construction of a cranberry processing facility, submitted by Maybog Farms Ltd. for the Property PID: 013-082-434 be endorsed and referred to the Agricultural Land Commission (ALC) for the ALC's review and decision, provided the applicant post a security in the sum of \$50,000 to confirm that the fill will be removed if no Building Permits or Development Variance Permits are subsequently issued.

The question on the motion was not called as discussion took place on ensuring there is a restrictive covenant that it would remain a cranberry facility and that it can be secured through the Development Variance Permit process.

In reply to further queries from Committee, staff advised that if the permits are denied the fill can be used in another acceptable manner on the property and that if the soil is not removed, fines and prosecution measures can be undertaken.

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After discussion it was agreed that the portion of the motion which reads as follows:

“...provided the applicant post a security in the sum of \$50,000 to confirm that the fill will be removed if no Building Permits or Development Variance Permits are subsequently issued.”

be withdrawn from the motion.

The question on the motion which reads as follows:

That the ‘Soil Use for the Placement of Fill’ application, proposing to retain soil deposited in order to facilitate the construction of a cranberry processing facility, submitted by Maybog Farms Ltd. for the Property PID: 013-082-434 be endorsed and referred to the Agricultural Land Commission (ALC) for the ALC’s review and decision.

was then called and it was **CARRIED**.

PLANNING AND DEVELOPMENT DIVISION

5. **IMPLEMENTATION OF CULTURAL HARMONY PLAN ACTIONS**
(File Ref. No. 07-3300-01) (REDMS No. 6675170)

It was moved and seconded

That the staff report titled “Implementation of Cultural Harmony Plan Actions” dated June 14, 2021 from the Director, Community Social Development be received for information.

The question on the motion was not called as Committee requested that (i) more First Nations traditions be incorporated into Richmond’s history to educate new immigrants on the origin of Richmond (ii) contributions of African-Canadian’s in Richmond be highlighted, and (iii) that staff work with the Musqueam Band to record their stories and history so that people can use their cellphones to listen to the history, similar to the process for the Japanese history and include it in the Richmond Archives.

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

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LAW AND LEGISLATIVE SERVICES DIVISION

6. AMENDMENTS TO THE COUNCIL PROCEDURE BYLAW – MEETINGS BY MEANS OF ELECTRONIC OR OTHER COMMUNICATION FACILITIES

(File Ref. No.) (REDMS No. 6709686)

It was moved and seconded

That Council Procedure Bylaw No. 7560, Amendment Bylaw No. 10202, which introduces amendments relating to participation by means of electronic or other communication facilities, be introduced and given first, second and third readings.

The question on the motion was not called as in reply to queries from Committee, staff advised that the current proposed bylaw amendment enables Council members to participate remotely if they are unable to attend in person.

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

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:31 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 Monday, July 19, 2021.

Mayor Malcolm D. Brodie
Chair

Sarah Goddard
Legislative Services Associate