



General Purposes Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, July 3, 2018
4:00 p.m.

Pg. # ITEM

MINUTES

GP-4 *Motion to adopt the **minutes** of the meeting of the General Purposes Committee held on June 18, 2018.*



COMMUNITY SAFETY DIVISION

1. **APPLICATION FOR A NEW LIQUOR PRIMARY LIQUOR LICENCE FROM 1091919 BC LTD, AT 4000 NO 3 ROAD UNIT 3300**
(File Ref. No. 12-8275-30-001) (REDMS No. 5863120)

GP-27

See Page GP-27 for full report

Designated Speaker: Carli Edwards

STAFF RECOMMENDATION

- (1) *That the application from 1091919 BC Ltd., for a new Liquor Primary Liquor Licence to operate a karaoke lounge establishment, at premises located at 4000 No 3 Road Unit 3300, with liquor service, be supported for:*
 - (a) *A new Liquor Primary Liquor Licence with primary business focus of entertainment, specifically a karaoke lounge with total person capacity of 160 persons; and*
 - (b) *Liquor service hours for Monday to Sunday, from 10:00 PM to 2:00 AM;*

- (2) *That a letter be sent to Liquor Control and Licensing Branch advising that:*
- (a) *Council supports the applicant's new Liquor Primary Liquor Licence application and the hours of liquor service with the conditions as listed above;*
 - (b) *The total person capacity set at 160 persons is acknowledged; and*
 - (c) *Council's comments on the prescribed criteria (Section 71 of the Liquor Control and Licencing Regulations) are as follows:*
 - (i) *The impact of additional noise and traffic in the area of the establishment was considered;*
 - (ii) *The potential impact on the community was assessed through a community consultation process; and*
 - (iii) *Given that this is a new business, there is no history of non-compliance with this establishment;*
 - (d) *As the operation of a licenced establishment may affect nearby residents, businesses and property owners, the City gathered the views of the community through a community consultation process as follows:*
 - (i) *Residents, businesses and property owners within a 50 metre radius of the establishment were notified by letter. The letter provided information on the application with instructions on how to submit comments or concerns; and*
 - (ii) *Signage was posted at the subject property and three public notices were published in a local newspaper. The signage and public notice provided information on the application with instructions on how to submit comments and concerns; and*
 - (c) *Council's comments on the general impact of the views of residents, businesses and property owners are as follows:*
 - (i) *The community consultation process was completed within 90 days of the application process; and*
 - (ii) *That based on the number of letters sent and the few opposed responses received and significant supporting responses received from all public notifications, Council considers that the approval of this application is acceptable to the majority of the residents, businesses and property owners in the area and the community.*



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ITEM

ADJOURNMENT





General Purposes Committee

Date: Monday, June 18, 2018

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 (entered at 4:03 p.m.)
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

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

AGENDA ADDITION

It was moved and seconded

That "Richmond Sports Council Facility Needs Assessment 2018" be added to the agenda as Item 4.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on June 4, 2018, be adopted as circulated.

CARRIED

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COMMUNITY SAFETY DIVISION

1. UBCM RESOLUTION – SAFETY REGULATIONS FOR TRAMPOLINE PARKS

(File Ref. No. 12-8275-01) (REDMS No. 5860738 v. 2)

It was moved and seconded

That the proposed UBCM resolution titled “Safety Regulations for Trampoline Parks” be submitted to the Union of BC Municipalities as outlined in the staff report titled “UBCM Resolution – Safety Regulations for Trampoline Parks”, dated May 31, 2018, from the General Manager, Community Safety.

CARRIED

Councillor Loo entered the meeting (4:03 p.m.).

COMMUNITY SERVICES DIVISION

2. REVIEW OF COUNCIL APPROVAL PROCESS FOR PUBLIC ART PROJECTS ON PRIVATE LAND

(File Ref. No. 11-7000-09-00) (REDMS No. 5722457 v. 5)

In response to questions from Committee, Eric Fiss, Public Art Planner, advised that:

- public art submissions on private land currently go through a rigorous review process under the leadership of a public art consultant;
- a selection panel made up of (i) representatives from the City and community stakeholders, (ii) staff, to ensure compliance with Council policies and goals, and (iii) the Richmond Public Art Advisory Committee (RPAAC) reviews the proposed project;
- there is a policy that manages de-accessioning public artwork if requested by the property owner, which may include selling or returning it to the artist;
- various Area Public Art Plans recommend that developers contribute to a pool of public art contributions to facilitate larger public art installations;
- funds donated to the public art reserve fund are allocated for public art capital projects;
- examples of public art throughout the city are listed on the City’s website and new public art provided by developers on their private property is listed in the annual report;

2.

General Purposes Committee

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- public art must meet fundamental community standards and a multi-department staff review of public art on private land is carried out to ensure compliance with Council guidelines; and
- in staff's review of other municipalities, public art programs are primarily managed by municipal staff, art agencies or autonomous art commissions in order to maintain an arm's-length approach.

Examples of public art on private property were distributed to Committee (copy on file, City Clerk's Office) and discussion ensued with regards to the subjectivity of art and the potential to review the staff-led process for public art on private property.

Chris Charlebois, former member of the Richmond Public Art Advisory Committee, expressed concern for the speculation of art commissioned by developers and expressed his support for local artists.

Linda Barnes, 4551 Garry Street and Paul Dufour, 3031 Williams Road, representing the Richmond Arts Coalition, spoke in favour of the staff report and was of the opinion that policies set by Council should set standards and avoid subjective decision making.

In response to questions from Committee, Ms. Barnes commented that (i) any policy that seeks to promote local artists would be worthwhile, (ii) art work is subjective and should generate conversation, and (iii) a public art policy that does not impose a final approval from Council is crucial in establishing a strong art program.

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

It was moved and seconded

That staff be directed to add policy in which Council has the discretion to approve or refuse artwork on public or private property or recommend allocating equivalent funds for other projects, and consider restrictions to local artists.

The question on the referral motion was not called as discussion took place on (i) whether the process should be amended to allow Council approval for art on private land, (ii) requesting equal value of an art project for another project or amenity from developers, and (iii) increasing support of local artists.

The question on the referral motion was then called and it was **CARRIED** with Cllrs. Dang, Loo, and McPhail opposed.

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ENGINEERING AND PUBLIC WORKS DIVISION

3. BC ENERGY STEP CODE

(File Ref. No. 10-6125-07-02) (REDMS No. 5827315 v. 4)

It was moved and seconded

- (1) *That Building Regulation Bylaw No. 7230, Amendment Bylaw No. 9769, which adds Part 10 Energy Step Code, be introduced and given first reading;*
- (2) *That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9845, which amends Sections 3.4, 4.2.1, 4.3.3 and 4.4.1, be introduced and given first reading;*
- (3) *That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9771, which amends Sections 12.4 and 14.2.10.A, be introduced and given first reading;*
- (4) *That Richmond Official Community Plan Bylaw No. 7100, Amendment Bylaw No. 9770, which amends Sections 2.2.3 and 2.5, be introduced and given first reading;*
- (5) *That Bylaw 9771 and Bylaw 9770, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**are hereby found to be consistent with said programs and plans, in accordance with 477(3)(a) of the Local Government Act;*
- (6) *That Bylaw 9771 and Bylaw 9770, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation;*
- (7) *That the creation of a two-year temporary full time Building Energy Specialist, partially funded by a \$100,000 contribution from BC Hydro, with remaining salary and benefits of \$130,000 fully recovered through building permit fees, be endorsed and that the Chief Administrative Officer and General Manager, Engineering and Public Works be authorized to enter into a funding agreement with BC Hydro to support the Building Energy Specialist position;*
- (8) *That the creation of new Plan Reviewer and Building Inspector 1 positions, with total salary and benefits of \$200,000 fully recovered through building permit fees, be endorsed;*

4.

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- (9) *That the Consolidated 5 Year Financial Plan (2018-2022) be amended to include the temporary full-time Building Energy Specialist, Plan Reviewer, and Building Inspector 1 positions funded by an increase in grant revenue and building permit fees;*
- (10) *That the Energy Step Code training programs identified in the staff report titled "BC Energy Step Code" dated May 5, 2018, from the Senior Manager, Sustainability and District Energy, and Acting Director, Building Approvals, be approved with \$110,000 from the Carbon Tax Provision, as funded in the 2018 Operating Budget; and*
- (11) *That for Part 3 and Townhouse developments, notwithstanding the adoption of Building Regulation Bylaw No. 7230, Amendment Bylaw No. 9769:*
 - (a) *If a Development Permit has been issued prior to September 1, 2018, the owner may, while their Development Permit remains valid, apply for a Building Permit in compliance with the energy efficiency requirements applicable prior to the adoption of Bylaw 9769; and*
 - (b) *If an acceptable Development Permit application has been submitted to the City prior to the adoption of Bylaw 9769, the owner may, until December 31, 2019, apply for a Building Permit in compliance with the energy efficiency requirements applicable prior to the adoption of Bylaw 9769.*

CARRIED

4. RICHMOND SPORTS COUNCIL FACILITY NEEDS ASSESSMENT 2018

(File Ref. No.)

Discussion ensued regarding the Sports Facilities Needs Assessment submitted by the Richmond Sports Council (attached to and forming part of these minutes as Schedule 1.)

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

It was moved and seconded

That the 2018 Richmond Sports Council Facility Needs Assessment be referred to staff for review and input.

The question on the referral motion was not called as staff was directed to include a copy of the Richmond Major Facilities Projects (2016-2026) report when reporting back.

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

5.

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ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:56 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, June
18, 2018.

Mayor Malcolm D. Brodie
Chair

Amanda Welby
Legislative Services Coordinator

Schedule 1 to the Minutes of the General Purposes Committee meeting of Richmond City Council held on Monday, June 18, 2018.

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



Richmond
Sports Council

www.richmondsportscouncil.com

ON TABLE ITEM

Date: June 18, 2018
Meeting: General Purposes (Gpm)
Item: 4



June 12, 2018

City Clerk
City of Richmond
6911 No. 3 Road
Richmond V6Y 2C1

Dear Sir:

Re: Richmond Sports Council Facility Needs Assessment 2018

Would you please arrange for the attached report to be added to the agenda for the next General Purposes Committee Meeting.

As Chair, I would attend the meeting to answer any questions that Council members may have and also to provide information as required.

Your truly,

Jim Lamond,
Chair

604-270-1400

Jlamond1@telus.net

PO Box 162 - 185-9040 Blundell Road, Richmond BC V6Y 1K3

Richmond Sports Council is the collective voice of Richmond's community sports

RICHMOND SPORTS COUNCIL

Sports Facilities Needs Assessment June 2018

PO Box 162 - 185-9040 Blundell Road, Richmond BC V6Y 1K3



June 6, 2018

At the, July 11 2017, Sports Council Meeting our members asked that a Facilities Review Committee be appointed. The purpose of the Committee is to review with our members their short and long term facilities needs to accommodate anticipated increase in active members and replacement of existing (aging) facilities. The last Facilities Report submitted by Sports Council and City Staff was completed in 2013 and reviewed by City Council.

Recently, we asked our Members to complete an updated Facility Needs Assessment form for future facility requirements (Appendix A). This Facilities Needs Assessment Summary Report covers over 35 Sports Member Groups representing over 20,000 youth and adult members residing in all areas of Richmond. The Task Force has reviewed the contents of the Members detailed needs assessment and has concluded that the following facility requirements are of the highest priority.

The Sports Council Facilities Sub-Committee process used to prioritize requirements in Section A below were guided by the principles covered in the City of Richmond Facilities Strategic Plan (2015) - Community Services Facility Evaluation Framework.

A) Facility Needs Priorities: (Appendix A)

- a. A multi-purpose / multi-sport user group Field House – a year round facility usable by all sports groups including the following services: meeting rooms, indoor playing surfaces, hosting tournaments & community events.
- b. King George Park – an artificial surface “infield” usable by community sports groups.
- c. King George Park – Multi-purpose facility with change rooms / washrooms / meeting rooms
- d. Blundell Field Lighting – new and/or enhanced to support Baseball
- e. Lacrosse – Covered Box
- f. Minoru Park – changes to public parking and safety by:
 - i. improve safe traffic flow in and out of the facility;
 - ii. improve athlete and equipment drop off capabilities
 - iii. create handicap access
 - iv. increase parking stall capacity
- g. Minoru Park – resurfacing and redesign of the Track and other upgrades as per Assessment Report details
- h. General upgrades to current facilities as detailed in the Assessment Report

B) Projects Already in Progress – not included in the priorities above:

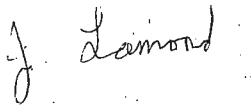
- a. Hugh Boyd – Multi-use facilities including change rooms
- b. Lawn Bowling Club House

C) Future Possibilities:

- a. In future, there is potential to include an Arena Facility as part of the Multi-sport Field House complex.

In summary, Sports Council, on behalf of its Members, is recommending that the facility requirements listed in Section A above be strongly considered for integration into current Parks and Recreation Capital Budget priorities for the upcoming budget year.

Respectfully Submitted



Chairman, Richmond Sports Council

Attachments:

- Appendix A – Facilities Needs Assessment January 2018
- Appendix B – Sports Complex Preliminary Report October 9 1986

RICHMOND SPORTS COUNCIL

*Sports Facilities Needs Assessment
June 2018*

APPENDIX “A”

**UPDATED FACILITY NEEDS ASSESSMENT – JANUARY 2018
2011- 2023**

Sport Group	Current Facilities 2011	Future Facilities needed 2023
Richmond Cricket Club	Covered area for scoring New deck on club house	Bleachers for spectators Bigger club house Covered area for scoring
Richmond Curling		Upgrading of current facility
Wrestling		room space of approximately 2,000 sqft. Preferably in East Richmond
Dug Out Club		Artificial turf baseball diamond (or infield only) that would accommodate at least 80ft bases
Richmond Rugby Club	Larger change room and shower facilities Lit rugby practice field	-new permanent change room and shower facilities. The portable trailer unit we currently use is at the end of its useful life. Its beyond making significant and lasting repairs, it's also too small, and the economics of another temporary unit don't make sense. -a lit rugby practice field that can withstand winter training so we can protect the one good field we currently use.
Richmond Little League Baseball	Indoor baseball facility completed Current facilities not in line with facilities in Lower Mainland	Youth Baseball Diamond in East Richmond. More Weather dependable field in East Richmond New showcase baseball facility a) DIAMOND ACCESS - Allow access from mid Feb, early March on at least one suitable practice diamond to at the latest April 1st to Oct long weekend for "Game Play". (Includes for Fall Ball) b) POWER - Made available to help perhaps suck up water with vacuums, pitching machines, wash bleachers down, etc c) WATER CONNECTION AT THE EXISTING SPRINKLER BOX OR POSSIBLY NEAR BY The dirt, leaves, spilled coffees, etc would be easier to clean up amongst the bleachers, dugouts, etc if there was a hose bib located closer than the community garden. d) LIGHT ACCESS - Having the ability to turn on the lights (as needed) as we did at Latrace Field in the past. e) ADDITIONAL CONTAINER STORAGE and TURNING EXISTING CONTAINER - To help with

		the sorting of Field Equipment vs Baseball Equipment, etc. f) BASE PEGS - Assistance with putting base pegs in at 70' and 80' to facilitate older age groups. g) FENCE FOR 2018 SEASON - Depth TBD depending on registration ages.. (Min 210'.. Max 250') h) MOUND FOR NUMEROUS DISTANCES - Used a portable last year... While usable, not ideal for those wanting to come out and practice on their own.. (As many of the kids and families have being doing over the summer). Keeping a close eye on what solution UBC comes up with as they are now redeveloping their field to accommodate Little League (46' Mound / 60' Bases) to Varsity Baseball (60'6" / 90"). i) SCRAPE INFIELD / ADD FEATHERED IN RED CLAY IN "D" AREA - City contended they "couldn't get to" this past season due to weather concerns... Field remained that way the entire year. j) BLEACHERS REPAIRED - Someone had taken a couple rungs away prior to last year. k) SMALL GATES ON FIELD ACCESS OPENING - Little League rules require a gate on the diamond access doorway. l) WASHROOM - PA BOOTH - Could be one and the same... Right in behind home plate...Adult softball currently pays for the one that is put there each year, but most likely wouldn't if we took over the diamond for most part.
Richmond Tennis Club	• Court damage from construction repaired • New perimeter fencing • New wind screens • Outdoor public washroom upgraded • 4 court bubble to replace the current 3 court bubble	• New Clubhouse with meeting rooms (for events and community group use), functional kitchen, expanded shower facilities and covered walkway to bubble. (Current clubhouse was built in 2002 as a temporary building) • 4 court bubble (**if it has not been replaced) • Improved seating around the courts and clubhouse

	• Lease agreement with the city updated • Designated parking (Grandfather current parking permit for Richmond Tennis Club members)	
Richmond City Baseball	➤ Current Facilities Needed (2011) ➤ Indoor baseball facility (still a need) ➤ Latrace diamond – full size outfield with a/t surface (done)	➤ Future Facilities Needed (by 2023) ➤ More weather dependable fields (still an ongoing need) ➤ Improvements to existing fields (still an ongoing need) ➤ Latrace Field - Additional netting above existing backstop (already in City plans) - Expansion of fence along 3rd base storage outdoor area 2017 and beyond (no particular order): ➤ City Council approved RCBA Whiteside/South Arm redevelopment ➤ Blundell North field lights ➤ Indoor/covered facility (part of what was from 2011 above) ➤ Palmer/Garden City facility modernization
Richmond FC (RYS)		Minoru Soccer Complex: 1. Covered benches for Minoru Oval 2. Complete siding for benches at Minoru 2 and 3 3. Urgent relocation for safety reasons of the power box on the edge of Minoru Oval 4. Continue annual review of the lighting for the Oval and Minoru 2 and 3 fields 5. Drinking water needs to be more available Hugh Boyd Soccer Complex: 1. Build of the Hugh Boyd Community and Soccer Club House 2. Replacement of the artificial turf at the Hugh Boyd soccer fields 3. Refurbishment of the infrastructure at Hugh Boyd 4. Field lighting for the Hugh Boyd Oval field 5. Drinking water needs to be more available King George Soccer Field: 1. Build covered benches at this facility 2. Continue annual review of the lighting for the soccer field

		3. Consider additional artificial turf field to accommodate East Richmond (Hamilton) needs for population growth 4. Drinking water needs to be more available East Richmond: 1. Provide artificial turf soccer fields in East Richmond Hamilton area to accommodate the increased growth in Richmond's population
Richmond Girls Softball	Umpire room at London	Addition of softball diamond in the north west corner of London Park. Soccer field could be moved to the south, to edge the existing softball infield. This would allow for a 100 yard soccer field and the new softball diamond. The addition of one light post near the north west corner of the field would complete the lighting requirements. Softball fences could be installed and removed to accommodate the various sports seasons.
Volleyball	Additional access to elementary schools and church facilities Access to secondary schools at weekends for practices	
Richmond Lawn Bowling Club	Bigger clubhouse, currently can only accommodate 75 people Membership in 2010 was 300 Additional parking	
Richmond Lacrosse	Indoor space for box lacrosse	Covered box to be used year round for skill development – cover one of the outdoor boxes. Plenty of user groups can use this, soccer, baseball, ball hockey and other. Indoor dryland training facility. With better organization, it could be arranged for the ice to come out of Silver at Minoru in January or better yet have a dry floor all year long. Dry floor is cheaper to operate could be rented out to all kinds of user groups such as volleyball, ball hockey, birthday parties, etc. City is making more money with the ice time but Lacrosse parents are taxpayers as well.
Kajaks	Non interference at Clement Track	<u>Urgent:</u> • Resurface Minoru track • Repainting of track • Repair of curbing and surface of north and south long jump pits • New better quality sand for north and south long jump pits • Portable covers for north and south facing long

		jump pits • Replacement of long jump and triple jump take off board tray due to damage • Temporary fencing to prevent pebbles from playground • Signage on jump pad fencing to describe rules of use and exclusive use policies • Fencing along exterior of Clement Track and Minoru field complex • Temporary fencing along the interior of the Oval to separate field from track • Fencing along the exterior of the high jump pad to stop interference from public • A fieldhouse replacement to include storage • Adequate lighting for Collier Throw Centre throwing field • Resurfacing of both shot put rings • Resurfacing with thicker rubber surface around and inside throwing cage • Clearing of ring drainage holes • Storage shed for throwing equipment on site at throws centre • Warning signs around fencing of throw centre to stop people climbing the fence during training • Accessibility of current storage including ramps and easier to open doors • Better security of all outdoor storage including improvements over existing padlock system • Clement Track redesign
Kyoskushin Karate	Community space to host international events	
Richmond Field Hockey	Field dedicated to field hockey with built in water system and lined for across field play	
Richmond Gymnastics	New facility with large pit area, larger area to expand recreation programs, showers, better reception and viewing area, office, party room and kitchen area	New or expanded facility double the size of current gym

RICHMOND SPORTS COUNCIL

Sports Facilities Needs Assessment June 2018

*Sports Complex Preliminary Report
October 1986*

APPENDIX "B"

October 9, 1986

The Mayor & Aldermen,
Richmond Municipal Council,
Richmond Municipal Offices.

Members of Council:

RE: SPORTS COMPLEX - PRELIMINARY REPORT

BACKGROUND:

In March of this year Municipal Council established a Task Force to review the concept of a major sports complex for Richmond. Members of this Task Force were:

Municipal Council	Nick Loenen - Chairman Hugh Mawby - Chairman Greg Halsey-Brandt Bob McMath
School Board	Sylvia Gwozd
Sports Council	Rick Henderson Bill McNulty Harvey Moore
Staff	Mike Brow Dave Semple

Council's direction to the Task Force was to make recommendations to the Parks & Recreation Commission relative to the following:

- (a) which facilities/developments considered are most important to a major sports complex and which facilities/developments might be considered at other municipal sites;
- (b) a prioritization of facilities/developments which will answer known deficiencies at this time and identify which facilities/developments might be considered for incremental development (note prioritization flexibility comment in analysis);
- (c) identify and review with other departments the capability and impact of servicing the site considering current infrastructure development plans;
- (d) review and refine earlier cost estimates (both capital and operational) for each component to:
 - (i) seek out and identify funding sources, and
 - (ii) investigate operational options.

The Task Force has met six times through the spring and summer and is prepared at this point to report its preliminary findings.

CONCLUSIONS:

Task (a) "which facilities/developments considered are most important to a major sports complex and which facilities/developments might be considered at other municipal sites;"

The Task Force reviewed the contents of the Sports Council's original report outlining the requirements for such a complex and concluded that the following facilities were in the greatest need:

1. Outdoor Facilities

should include facilities adequate for tournaments or competition, all others should be put in other areas of the community.

2. Ice Arena

is required both in the community and centrally.

3. Sports Hall

should be a municipal-wide facility.

4. Stadium

should be a municipal-wide facility.

5. Curling Rink

should be a municipal-wide facility.

6. Indoor Pool

while there is a need for pools in the community areas, this facility should be considered at a municipal-wide site.

7. Other considerations

parking, specialized facilities, meeting space, etc. also require investigation.

Task (b) "a prioritization of facilities/developments which will answer known deficiencies at this time and identify which facilities/developments might be considered for incremental development (note prioritization flexibility comment in analysis);"

The Task Force prioritized the six major components listed above in Task (a) and while there was not a firm consensus it was decided to proceed with the review based on the following priority list:

1. Curling Rink
2. Sports Hall
3. Stadium
4. Fields
5. Arena
6. Pool

Task (c) "identify and review with other departments the capability and impact of servicing the site considering current infrastructure development plans;"

As conceptual plans for the Sports Complex were extremely vague, it was difficult for the Task Force to effectively evaluate servicing requirements. However, in discussion with staff it would appear that most of the necessary services to this site will be included with the Alderbridge extension. This would need to be reviewed more closely when more specific plans for the complex are determined. There was considerable discussion also about the impact of noise from aircraft on this type of complex. While there was no firm conclusion reached on this issue, it was generally felt that the noise factor should not detract significantly from the activities proposed for this site.

Task (d) "review and refine earlier cost estimates (both capital and operational) for each component to:

- (i) seek out and identify funding sources, and
- (ii) investigate operational options"

Before such a review could be done there was a need to more clearly identify the types of facilities being discussed, how they would be used, and who would operate them. This review led to a first round of conceptualizing how the complex would fit into a seventy acre site and how all of the component parts could be

integrated so as to take advantage of common area requirements (washrooms, changerooms, meeting space, etc.). This conceptualization will be the subject of the presentation made by the Task Force to the Parks & Recreation Commission. In developing the concepts for each of the component parts of the complex, the Task Force felt that it was important the following factors be considered in each:

Expandability
Flexibility - Training/Competition/Recreation Uses
Inter-Relationships - Common space for shared use
Operational Efficiencies
Integration of Club and Community Use
Accessible
Funding/Economic Opportunities

RECOMMENDATION:

That the Parks & Recreation Commission receive this interim report from the Task Force and direct the Task Force to proceed with Task (d) in further detail.

"review and refine earlier cost estimates (both capital and operational) for each component to:

- (i) seek out and identify funding sources, and
- (ii) investigate operational options"

Respectfully submitted,

Alderman N. Loenen,
Task Force Chairman.

A presentation was made on behalf of the Sports Complex Task Force at the Parks & Recreation Commission Meeting held on Wednesday, October 8, 1986, at which time the above report was also reviewed.

It was resolved to recommend that the Task Force be directed to proceed with Task (d) as outlined in the report viz:

Task (d) "review and refine earlier cost estimates (both capital and operational) for each component to:

- (i) seek out and identify funding sources, and
- (ii) investigate operational options"

Respectfully submitted,

Alderman H. Mawby, Chairman,
Parks & Recreation Commission.

THE CORPORATION OF THE TOWNSHIP OF RICHMOND

REPORT TO COMMITTEE

DATE: March 9, 1988
TO: Parks & Recreation Commission
FROM: M. J. Brow
Director - Parks & Leisure Services
RE: SPORTS FACILITY TASK FORCE
FILE:

(024)

STAFF RECOMMENDATION

That Commission reinstate the Sports Facility Task Force to review the requirements for sports facilities in Richmond.

March 9, 1988

- 2 -

STAFF REPORT

ORIGIN

The Parks and Recreation Commission met with the Sports Council on February 10th, 1988 to discuss a number of issues which were of concern to both parties. One of the outcomes of this meeting was a request to have the Sports Facility Task Force, originally set up by Council, reinstated and work begin again on long range planning for sports facilities in Richmond. The attached report, sent to Council in October 1986, outlines the work completed by the original task force during 1986. After 1986, the Task Force was absorbed with the efforts of the Commonwealth Games, which was a potential funding source for Richmond's sports facilities.

ANALYSIS

Richmond's need for more sports facilities has not diminished by the failure to secure the Commonwealth Games Bid. The Curling Club is still being displaced from its present site on Cambie Road. Facilities and fields are still unable to meet the demand placed upon them by local amateur sporting groups. The Municipality is still short of ice time and space to meet the needs of hockey, figure skating and public skating groups.

The RCA Forum, a facility housing 21 groups representing over 2,000 participants, has been put on a month-to-month lease. The Municipality has been informed that within two years the RCA Forum may not be available for community use. A sub-committee of the Richmond Sports Council has been set up with the RCA Forum user groups to look at alternatives to the Forum so a plan is in place in the event of the loss of the building.

The community of Richmond is growing. The demands on sporting facilities are increasing at a rapid rate. With the defeat of the Sports Complex borrowing referendum it is as necessary as ever that the development of sports facilities be carried out in a planned, orderly manner with major input from the community.

CONCLUSION

That more than ever, the Sports Facility Task Force should be reinstated to allow for community involvement in developing both short term and long term needs of sports facility development in Richmond.

D. Semple, Manager
Area Operations & Sports Services

DS/jas

5919P-63

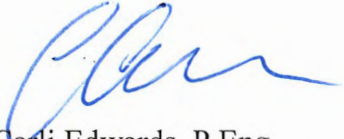


To: General Purposes Committee **Date:** June 4, 2018
From: Carli Edwards, P.Eng. **File:** 12-8275-30-001/2018-
Manager, Community Bylaws and Licencing Vol 01
Re: **Application for a New Liquor Primary Liquor Licence From 1091919 BC Ltd, at
4000 No 3 Road Unit 3300.**

Staff Recommendation

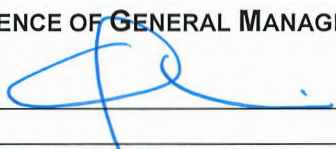
1. That the application from 1091919 BC Ltd., for a new Liquor Primary Liquor Licence to operate a karaoke lounge establishment, at premises located at 4000 No 3 Road Unit 3300, with liquor service, be supported for:
 - a) A new Liquor Primary Liquor Licence with primary business focus of entertainment, specifically a karaoke lounge with total person capacity of 160 persons;
 - b) Liquor service hours for Monday to Sunday, from 10:00 PM to 2:00AM.
2. That a letter be sent to Liquor Control and Licensing Branch advising that:
 - a) Council supports the applicant's new Liquor Primary Liquor Licence application and the hours of liquor service with the conditions as listed above;
 - b) The total person capacity set at 160 persons is acknowledged;
 - c) Council's comments on the prescribed criteria (Section 71 of the Liquor Control and Licencing Regulations) are as follows:
 - i. The impact of additional noise and traffic in the area of the establishment was considered;
 - ii. The potential impact on the community was assessed through a community consultation process;
 - iii. Given that this is a new business, there is no history of non-compliance with this establishment.
 - d) As the operation of a licenced establishment may affect nearby residents, businesses and property owners, the City gathered the views of the community through a community consultation process as follows:
 - i. Residents, businesses and property owners within a 50 meter radius of the establishment were notified by letter. The letter provided information on the application with instructions on how to submit comments or concerns; and

- ii. Signage was posted at the subject property and three public notices were published in a local newspaper. The signage and public notice provided information on the application with instructions on how to submit comments and concerns.
- e) Council's comments on the general impact of the views of residents, businesses and property owners are as follows:
 - i. The community consultation process was completed within 90 days of the application process; and
 - ii. That based on the number of letters sent and the few opposed responses received and significant supporting responses received from all public notifications, Council considers that the approval of this application is acceptable to the majority of the residents, businesses and property owners in the area and the community.



Carli Edwards, P.Eng.
 Manager, Community Bylaws and Licencing
 (604-276-4136)

Att. 3

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: CS
APPROVED BY CAO	
	

Staff Report

Origin

The Provincial Liquor Control and Licensing Branch (LCLB) issues licences in accordance with the *Liquor Control and Licensing Act* (the Act) and the Regulations made pursuant to the Act.

This report deals with an application to the LCLB and the City of Richmond by 1091919 BC Ltd., for a new Liquor Primary Liquor Licence to:

- operate, Monday to Sunday, 10:00 PM to 2:00 AM next day;
- permit a total person capacity of 160 persons;
- operate a karaoke lounge hybrid dining/social lounge concept featuring buffet-style food service combined Restaurant.

The City is given the opportunity to provide written comments by way of a resolution to the LCLB with respect to the proposed Liquor Primary application. Regulatory criteria a local government must consider are:

- the location of the establishment;
- the proximity of the establishment to other social or recreational facilities and public buildings;
- the person capacity and hours of liquor service of the establishment;
- the impact of noise on the community in the immediate vicinity of the establishment; and
- the impact on the community if the application is approved.

Analysis

Location of the Establishment

The applicant is proposing to operate with dual licencing, with both a Food Primary Liquor Licence and a Liquor Primary Liquor Licence although the City has not received an application for the Food Primary Liquor Licence. This report deals only with the application for Liquor Primary.

The overall business plan is to operate an upscale karaoke lounge offering food and beverage service. The applicant proposes to operate under a Food-Primary Liquor Licence with a Patron Participation Endorsement from 9:00 AM to 10:00 PM to cater to families and patrons of all ages for food and singing until 10:00 PM at which time the applicant proposes to operate as a Liquor Primary establishment. The applicants establishment is located on the 3rd floor of Aberdeen Square Mall, located at 4000 No 3 Road Unit 3300. This property is zoned Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre) with the following permitted uses relevant to this application: liquor primary establishment; recreation, indoor; and restaurant.

This business is new and has no history in the City of Richmond. The primary focus of this establishment will be to operate as a karaoke restaurant with a Food Primary Liquor Licence from 9:00 AM to 10:00 PM and a Karaoke Lounge with a Liquor Primary Liquor Licence from 10:00 PM to 2:00 AM. The target market for this business will be patrons of all ages throughout the day, families, tourists, business professionals, residents of Richmond and the lower mainland.

Proximity of the Establishment to Other Social, Recreational and Public Building

There are no schools, parks or other public buildings within 500 meters of proposed location for 1091919 BC Ltd. There is one liquor primary establishment within 210 meters of 1091919 BC Ltd.

Person capacity and Hours of Liquor Service of the Establishment

The applicant is proposing to operate 1091919 BC Ltd with an occupant load of 160 persons. The applicant's proposed operating hours of liquor service under the Liquor Primary Liquor Licence are Monday to Sunday, 10:00 PM to next day 2:00 AM which is consistent with the City's Policy 9400.

The Impact of noise on the Community in the Immediate Vicinity of the Establishment

The proposed establishment will be located on the third floor within a high-density, non-residential multi floor mall offering 8348 square feet for this upscale karaoke restaurant and lounge. It is staff's belief that no noticeable increase in noise would be present if the liquor primary licence application is supported.

Attached letter from the Property Manager, FirstService Residential BC Ltd., Senior Strata Manager, Duncan Deng, addressed to the applicant, confirming he advised Environmental Health Officer, Van Hang that he does not foresee any noise problems arising from this applicants business.

(Attachment 1)

Further, the applicant advises that he will take measures to obey the noise bylaw at all times and will install sound barrier protection within the establishment to ensure noise will not be a factor

The Impact on the Community if the Application is Approved

The community consultation process for reviewing applications for liquor related licences is prescribed by the Development Application Fees Bylaw 8951 which under Section 1.8.1 calls for:

1.8.1 Every **applicant** seeking approval from the **City** in connection with:

- (a) a licence to serve liquor under the *Liquor Control and Licensing Act and Regulations*;

must proceed in accordance with subsection 1.8.2.

1.8.2 Pursuant to an application under subsection 1.8.1, every **applicant** must:

- (b) post and maintain on the subject property a clearly visible sign which indicates:

- (i) type of licence or amendment application;
 - (ii) proposed person capacity;
 - (iii) type of entertainment (if application is for patron participation entertainment); and
 - (iv) proposed hours of liquor service; and
- (c) publish a notice in at least three consecutive editions of a newspaper that is distributed at least weekly in the area affected by the application, providing the same information required in subsection 1.8.2(b) above.

The required signage was posted on April 11, 2018 and three advertisements were published in the local newspaper, on April 12, 2018, April 19, 2018 and April 26, 2018.

In addition to the advertised signage and public notice requirements, staff sent letters to residents, businesses and property owners within a 50 meter radius of the new establishment. On March 29, 2018, a total of 1008 letters were mailed out to residents, businesses and property owners. The letter provided information on the proposed liquor licence application and contained instructions to comment on the application. The period for commenting for all public notifications ended May 14, 2018.

As a result of the community consultative process described, the City received 35 complaint letters from 21 individuals, with many sending multiple letters. The majority of the complaints were from owners and operators within the same strata. Concerns raised included noise, impaired driving, late hours contravening strata bylaws and security concerns as the mall would be closed at this time. Other unit owners and operators were worried of loitering, vandalism or damage caused by patrons of this business. One complainant included a news story of a Karaoke in Hong Kong (which has no bearing or relevancy in this application).

Staff were concerned with the number of letters received and advised the applicant to undertake further discussions with the strata. The applicant subsequently reached out to the Strata and received supporting correspondence from both the Aberdeen Square Strata Council and the Retail Section Executive Council. The letter of support from the Strata Council indicated that this business would be a landmark project to attract publicity and customers to the mall and that the Strata Corporation would not pass or approve or make any bylaws which contravened any Municipal or Provincial laws regarding operating hours. Correspondence also included reference to strata bylaw 42.3 which confirmed that the proposed business is classified as a Restaurant Strata lot and exempt from the mall operating hour restrictions. (**Attachment 2**)

The applicant also addressed the concern raised about the proposed route to the business outside of the mall's operating hours, when most business will be closed. At times when the mall is otherwise closed, the elevator will be set so access will only be permitted to the 3rd floor. There will also be sliding dividers installed which will prevent patrons from wondering throughout the rest of the mall area. (**Attachment 3**)

Despite opposition from some businesses, the applicant has received an overwhelming amount of support from owners, tenants, residents and other Richmond Businesses and Associations. The applicant provided 197 supporting letters from 154 individuals.

Other Agency Comments

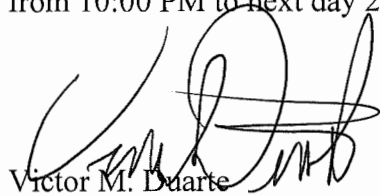
As part of the review process, staff requested comments from other agencies and departments such as Vancouver Coastal Health, Richmond R.C.M.P., Richmond Fire-Rescue and Building Approvals. These agencies and departments generally provide comments on the compliance history of the applicant's operations and premises. As this is a new business and development, no concerns were expressed from any of the agencies or departments regarding this application.

Financial Impact

None

Conclusion

The results of the community consultation process of 1091919 BC Ltd proposed Liquor Primary Licence application was reviewed based on the LCLB criteria. The analysis concluded there should be no noticeable potential impact from noise, no significant impact to the community and the overwhelming amount of support letters received with no concerns raised from City departments or other agencies. Staff therefore, recommend approval of the application from 1091919 BC Ltd. to operate a Liquor Primary Licence with liquor service Monday to Sunday from 10:00 PM to next day 2:00 AM, with an occupant load of 160 persons.



Victor M. Duarte
Supervisor, Business Licences
(604-276-4389)

VMD:vmd

- Att. 1: Correspondence from Property Management
2: Correspondence from Strata President
3: Correspondence from applicant
4: Ariel Map with 50 meter buffer area



May 4, 2018

VIA REGULAR MAIL

One Nine Entertainment Group Ltd.
6080- 4000 No. 3 Road
Richmond, BC V6X 0J8

Attention: Tony Cao

Dear Sir(s),

**Re: Strata Plan EPS 1069E – Aberdeen Square Retail
3300 – 4000 No. 3 Rd., Richmond
Acknowledgement of Correspondence**

We are responding to your May 1, 2018 letter, on behalf of the Retail Section Executives.

The Strata Manager of the Retail Section of Aberdeen Square is Duncan Deng of FirstService Residential. The Strata Corporation and Office Section are managed by AWM Alliance Real Estate Group.

We are assuming that your May 1, 2018 letter was intended to write to the Council of the Strata Corporation which implicates the Strata Manager and Executives of the Retail Section.

The Strata Manager and Executives of the Retail Section confirmed that nobody has organized or is engaged to raise any formal objections to your proposed project and proposed liquor license application. We don't know who the "Strata Manager" of Aberdeen Square Mall is as you are referring to in your letter.

The Retail Section Executives did not authorize the Strata Manager of the Retail Section to voice any objections to your liquor license application.

The Strata Manager of the Retail Section confirms that the only formal correspondence he received is from Van Hang, Environmental Health Officer of Richmond Public Health/Vancouver Coastal Health Authority inquiring if the retail section foresees any problems with noise from this application since there are Aberdeen Centre residents living nearby. The Strata Manager responded to Mr. Hang on behalf of the Retail Executives that the Retail Section Executive does not foresee any noise problem and that Duncan Deng does not manage Aberdeen Centre Residents Building.

Hope this letter clarifies your concerns in your letter. Please feel free to contact the undersigned if you have any questions or concerns on this matter.

Yours truly,

FirstService Residential BC Ltd.

Duncan Deng
Senior Strata Manager
Per the Owners
Strata Plan EPS 1069E
DD/cm

Attachment 2

May 2, 2018

Mr. Tony Cao, Director
One Nine Entertainment Group Ltd.
6080 – 4000 No.3 Road
Richmond, BC
V6X 0J8

Re: Liquor License Application for Unit 3300 – 4000 No.3 Road

Dear Mr. Cao,

As President of both the Aberdeen Square Strata Council (STRATA PLAN EPS1069) and the Retail Section Executive Council (STRATA PLAN EPS1069E), I am writing to you in response to your letter dated May 1, 2018.

1. The Strata Council fully supports your proposed liquor application and your project for Unit 3300. The Aberdeen Square retail mall welcomes your ambitious project as a “landmark” project to attract publicity and customers to the mall.
2. The Strata Council never authorized any “strata manager” or other person to file an objection to your proposed liquor license application. We are very distressed to hear that somebody is trying to mislead the City of Richmond that they are acting on our behalf. We are immediately commencing an investigation into this matter and will make best efforts to advise the city of this serious matter. You are welcome to send this letter to the City of Richmond if you wish to clarify the record.
3. Regarding operating hours, there is no bylaw preventing Unit 3300 which is classified as a “Restaurant Strata Lot” from operating beyond regular mall operating hours. Our relevant bylaw articles are reproduced below and highlighted for your reference:

42. Hours of operation

- 42.1** The Strata Corporation will not pass, approve or make any bylaw or rule that prohibits an Owner or its tenant from carrying on business in the Owner’s Office Strata Lot during any hours not prohibited by municipal or provincial law, bylaw or regulation.
- 42.2** The business hours of the Retail Strata Lots will be from 11:00 a.m. to 7:00 p.m. Monday to Wednesday; 11:00 a.m. to 9:00 p.m. Thursday to Saturday; 11:00 a.m. to 7:00 p.m. Sunday and Statutory Holidays.

- 42.3 Notwithstanding the business hours established pursuant to section 42.1, **Restaurant Strata Lots**, Food Court Strata Lots and Retail Strata Lots at street level and with direct street access **may remain open for business for longer hours than those established for the Retail Strata Lots.**

Because your unit is classified as a “Restaurant Strata Lot” under the bylaws, the operating hour restrictions do not apply. Direct street access is only a requirement for “Strata Lots at street level” which does not apply to your unit as a “Restaurant Strata Lot.”

4. As discussed with you previously, we appreciate steps you have taken to assume responsibility for various costs to the mall that may be incurred as a result of your operating hours extending beyond the current mall operating hours (such as additional electricity consumption by your unit). We look forward to formalizing these commitments with you over the next several weeks.
5. Council acknowledges receiving your request to circulate your template letter of support from Aberdeen Square Mall retail units. In accordance with our bylaws we will distribute your request to unit owners.

The Strata Council wishes you every success with your application and we appreciate your transparency with us during your project design and construction planning process. Members of our Council are very excited to have your project inside the Mall and believe that your establishment will bring great value to not only the retail section of the Mall, but to the entire Aberdeen Square Mall community. With an “anchor tenant” such as you, we believe that the Mall can attract more diverse shopping options to the mall. Good luck!

Sincerely,

The Aberdeen Square Strata Council

Per:



Gen Wong

President, the Strata Plan EPS1069 & EPS1069E

genwong@ymail.com

604-603-1178

cc. Tyler Johnson of AWM Alliance, the Strata Manager of Joint Council.
Duncan Deng of First Service Residential, the Strata Manager of Retail Section.

Attachment 3

Date: May 11, 2018

To: Victor Duarte - Supervisor, Business License
Community Safety
City of Richmond

From: Tony Cao – Director
One Nine Entertainment Group Ltd.

Re: Liquor License Application for Unit 3300 – 4000 No.3 Road

Dear Victor,

Many thanks again for meeting with Mr. Jan Kindler and I on April 26, 2018. We really appreciate your feedback as we seek to finalize the interior design elements for the hallway-facing walls of the karaoke rooms. As discussed, we will be presenting you with a set of revised drawings that increases the percentage of clear acrylic panels on these walls for your review and comment.

I am writing today to provide you with an update on discussions we have had with the Joint Strata Council of Aberdeen Square Mall (EPS 1069 or the “Strata”) regarding strategies to provide safe and secure corridors for patrons visiting our 3rd floor establishment in a way that is least disruptive to any of the other business operating in the retail mall. The following is a summary of the key points of our discussions with the Strata:

1. STRATA AND RETAIL OWNER SUPPORT

Both the Strata and a significant majority of retail mall unit owners and tenants strongly support our pending liquor license application and our project in general (as evidenced by the large amount of support letters collected from these groups). During our recent outreach campaign to inform owners/tenants in the mall about our project, the key concerns communicated to us related to 2 issues: (a) ensuring that the operation of our establishment will not interfere with the operation of their business; and (b) ensuring that patrons of our establishment do not loiter around the mall after mall operating hours. With this feedback in hand, we have had several meeting with the Joint Strata Council President, Mr. Gen Wong, to address these concerns and develop an action plan (detailed below) that has the Strata's full support.

2. IMPACT ON OTHER MALL UNITS DURING MALL OPERATING HOURS

During regular mall operating hours, both the Strata and the retail mall owners that we spoke to were very happy to learn that our project is going to be a major departure from the traditional “karaoke box” businesses in Richmond which operate similar to nightclubs. Instead, our new hybrid dining/social lounge concept which will feature a buffet-style food offering as well as a luxuriously appointed private rooms to hold business meetings, host family gatherings, etc., and, will operate under a food primary license during the mall's operating hours (to encourage families and minors to attend the

business). This concept was very warmly received by the owners we spoke to inside the Aberdeen Square Mall who are very keen to attract families and a mixed demographic of mall foot traffic. With this concern addressed, we worked with Strata to create the following plan to ensure that after mall operating hours, our patrons would not loiter in the mall.

3. SAFE AND SECURE ACCESS FOR PATRONS AFTER MALL OPERATING HOURS

Our unit in the mall (Unit 3300) is the largest strata unit on the 3rd floor of the retail mall. There are no storefront units directly adjacent to our unit. In meetings with the Strata, we developed a plan to identify 3 potential access areas that would allow patrons to enter and exit the mall safely and securely, and in such a way that minimizes exposure to the other strata units in the retail mall.

(a) Access Point 1: Main mall entrance on No.3 Road street

The first proposed route for patrons to access our unit after hours is the main mall entrance door on No. 3 Road. From this door, patrons will walk approx. 5 metres (directly in front of the mall security desk which would be staffed) to the main mall elevator which will be programmed only to stop on the 3rd floor directly in front of our unit. Other potential access corridors from the main entrance will be blocked off with sliding dividers that we are working with Strata now to purchase for this project (see image below for example).



Example of sliding mall dividers to block off ground floor access corridors

Once inside the elevator, our patrons will exit directly in front of our unit on the 3rd floor where there will be an attendant in place to ensure that they enter our unit and do not wander off. After leaving our unit, patrons will have the option of taking the same elevator down to the ground floor and exiting through the No. 3 Road entrance, again in direct view of the main mall security desk which will be staffed during all hours of our operation. Both the Strata and I really like the idea of this access concept because the No. 3 Road door is adjacent to the Aberdeen Canada Line transit station, which will offer a great options for patrons that consumed alcoholic beverages to safely return home.

(b) Access Point 2: Car-drop off area inside loading zone off of Cambie Street

The next proposed access point that has received the Strata's support is the loading bay doors into the mall on Cambie Road. In this area, after the mall has closed at approx. 7:00 PM, we plan to allow patrons to drop off their cars to valet attendants (who will park the cars in the mall parking lot) and access the mall on the ground floor. From this access door, there is a dedicated corridor to the main floor elevators mentioned in the section above. There are no businesses or storefronts along this corridor ensuring no disruption or impact on any of the other mall units. We plan to have a doorman at this entrance at all times to ensure that only patrons with evening reservations at our business will be allowed to enter. Again, both the Strata and I support this access strategy because our valet attendants will have an opportunity to ensure that only patrons that had not consumed alcoholic beverages will be provided with their car keys upon exiting our business. In this way, we will have another opportunity to ensure we are in compliance with our "Serving it Right" obligations.

(c) Access Point 3: Parking Garage Exit on 1st Floor

The final proposed access door is located on the 1st floor and has direct access to the mall's parking lot (accessed from Browngate Road). The hallway dividers mentioned in part (a) above will be installed in this area to ensure that patrons will have only one corridor to walk down leading them directly to the main lobby elevators on the 1st floor. Again we plan to have this door staffed by one of our attendants to ensure that only patrons with reservations at our businesses will be allowed to enter. We are currently in the process of deliberations with Strata to see if it might make more sense to have a compulsory valet for all patrons after the mall closes so that we could just rely on the access strategies referenced in part (a) and (b) above. In any event, with the hallway dividers in place and a door attendant in place, patrons will only have a direct corridor access in and out of the first floor and therefore will have no opportunity to wander down other areas on the mall.

To conclude, we are cooperating very closely with the Strata to develop strategies to ensure that the concerns from mall unit owners and tenants are being fully addressed. We are taking a very proactive approach to ensuring that hallway dividers are installed so that our patrons have safe and direct access to enter and exit our business, either under the direct supervision of mall security, or, our hired door personnel. We are currently working with the Strata on preparing floor plans detailing the above access strategies and will present them to you once completed.

We would be pleased to discuss any questions you may have regarding these strategies, and as always, are grateful for your feedback and comments. Thank you for your kind attention to this letter.

Sincerely,



Tony Cao
Director
One Nine Entertainment Group Ltd.

City of Richmond Interactive Map



157.2 0 78.60 157.2Meters

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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