

TO: Planning Committee, Richmond Council

FROM: Councillor Harlod Steves

DATE: Feb. 19, 2008

RE: RICHMOND COUNCIL POLICY ON OPEN HOUSES AND SURVEYS

On Feb.10th I was told that the City of Richmond would not permit people to submit a Garden City Lands questionnaire on the internet that was opposed to the development of the Garden City Lands. Attached is a City of Richmond Questionnaire that I submitted under a fictitious name to see if this was true. It was rejected.

The City of Richmond was prepared to accept a submission from long deceased Albert Einstein at a fictitious address on No. 8 Rd. but not accept a simple answer "none of the above" opposing development on the Garden city Lands.

The online reply when the survey was rejected stated:

"Your form has not been submitted. We either had trouble understanding the following fields or we need additional information."

The "City" had trouble understanding why I had refused to support three uses that they wanted me to support if the land could be removed from the ALR. Putting "None of the Above" was not acceptable. Ironically it was acceptable to accept a survey from Albert Einstein at a fictitious address on No. 8 Rd. as long as he supported the ALR exclusion. It doesn't take a rocket scientist to determine that the questionnaire was biased.

At the Open Houses the City only presented the option of removing the Garden City Lands from the ALR to the public.

Our whole public process has changed. Today, Richmond Open Houses are designed to sell the public on whatever is being proposed. Information panels and surveys are prepared by PR firms hired by developers to sell the developers' plans to the public. Questions are pre-tested by the PR firms with "focus groups" to determine which questions are the best for getting the answers desired by their clients.

At one time public information open houses permitted free exchange of ideas and input from

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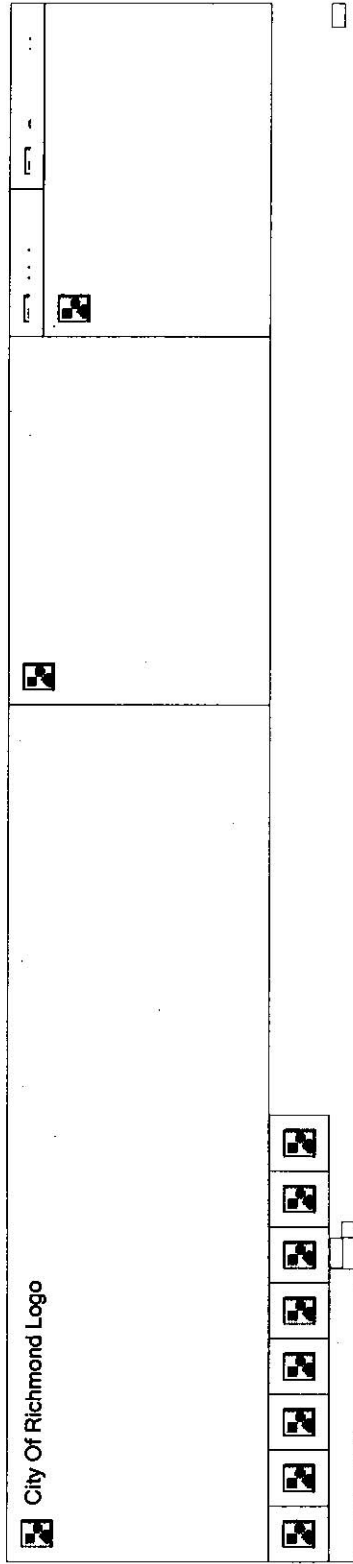
the public. The developer would provide panels for viewing, then make a public presentation to the open house. This was followed by questions and answers and an opportunity for discussion by the public. The presentation was chaired by an impartial person from City staff or a local community Association. The Chair of the Planning Committee and a Planning Dept staff member were expected to attend and answer questions, impartially. Any surveys were open ended to allow all points of view. Results were tallied and reported to Council.

First Council dropped the requirement that the Planning Chair should attend. Then Council dropped the question, answer and discussion session. Then the presentation was left entirely to the developer and PR firm surveys. The final denigration of the civil process was complete with the Garden City Lands when the City became the developer and any semblance of impartiality was lost.

The issue of public process was referred to staff at the last Planning Committee meeting. It should include a return to the original "town hall" type of open house and unbiased surveys carefully prepared by City staff to allow all points of view.

Harold Steves

-----Inline Attachment Follows-----



Your form has not been submitted. We either had trouble understanding the following fields or we need additional information:

- A value is required for: '
5 a) Should the city's application to the Agricultural Land Commission on behalf of the three partners be successful and the land is removed from the Agricultural Land Reserve, which of the following elements would you like to see on the Canada Lands Company and the Musqueam Indian Band's development portion of the land? What other uses would you like to see?
 (Please check your top <u>3</u> preferences)' (Page 2)

This feedback form is part of an ongoing public outreach and consultation process regarding

the future of the Garden City Lands. If the land is removed from the Agricultural Land Reserve (ALR) there will be many more opportunities for you to provide feedback on your vision for the land.

Initial ideas for the future development of the land are displayed throughout this form in order to encourage discussion and feedback so we are able to gather a shared community vision for the future of Garden City Lands.

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Contact Details

To ensure that your response is valid, please fill in the following:

First Name:

Last Name:

Address:

Provision of personal information is optional.
(Please note: the personal information collected above will only be used to verify the authenticity of the response shall not be used or disclosed for purposes other than those for which it was collected.)

1 a) Richmond's City Centre Area Plan outlines the planned densification of the downtown core to accommodate a population up to 120,000 residents over the next 100 years. Based on this plan do you believe there will be a community need for large areas of parkland and green space in the city centre area?

Yes

No

Need more information

1 b) Comments:

2 a) The Garden City Lands boundary on the current city centre area and lie adjacent to its main arterial roads and transit links. Given this, do you agree that the land would be the best choice to meet the city's future needs for parkland and green space?

- Strongly agree Somewhat agree Somewhat disagree Strongly disagree Don't know/no opinion

2 b) Comments:

3 a) The planned densification of Richmond's city centre area aims to mitigate future urban sprawl. Given this and the \$10 million, 10-year agricultural endowment fund plus the limited agricultural viability of the land, do you agree that the removal of the Garden City Lands from the Agricultural Land Reserve will have an overall benefit to agriculture in Richmond?












- Strongly agree Somewhat agree Somewhat disagree Strongly disagree Don't know/no opinion

3 b) Comments:

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Garden City Lands
Garden City Lands Feedback Form

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4 a) Richmond Council endorsed Community Wellness and Enabling Healthy Lifestyles, Urban Agriculture and Showcasing Environmental Sustainability as Richmond's preferred uses on the City's portion of the Garden City Lands. Should the city's application to the Agricultural Land Commission on behalf of the three partners be successful and the land is removed from the Agricultural Land Reserve, which of the following elements would you like to see on the city's portion of the land?

(Please check your top 3 preferences)

- Public gardens Major open spaces/parkland Tennis courts Children's play area
- Trails Gathering spaces Village greens Urban agriculture

Other (please specify): Kwantlen University Uri

4 b) Additional Comments:

We need the full 136 acres of the garden City lands

5 a) Should the city's application to the Agricultural Land Commission on behalf of the three partners be successful and the land is removed from the Agricultural Land Reserve, which of the following elements would you like to see on the Canada Lands Company and the Musqueam Indian Band's development portion of the land? What other uses would you like to see?

(Please check your top 3 preferences)

- Green architectural developments (according to internationally recognized Leadership in Energy and Environmental Design (LEED) standards)
- Public art
- Shopping facilities
- Mixed use residential buildings
- Social housing
- Community/art/cultural facility
- Local neighbourhood parks
- Greenways

Other (please specify): None of the above.

5 b) Additional Comments:

We need the full 136 acres of the Garden City Lands

6 a) The principles of "Smart Growth" involve urban development approaches that are

socially, environmentally and fiscally responsible. The Smart Growth principles are: building a complete community; building green; building economic vitality; and fostering a legacy. The agreement between the three partners will allow the City of Richmond to follow these Smart Growth principles on future development of Garden City Lands. Do you support future development of Garden City Lands based on the Smart Growth principles?

- Strongly agree
 Somewhat agree
 Somewhat disagree
 Strongly disagree
 Don't know/no opinion

6 b) Additional Comments:

We need the full 136 acres of the Garden City Lands

7) Describe your vision for the future of the Garden City Lands?

We need the full 136 acres of the Garden City Lands for park. This would include the Kwantlen University proposal for a 50 acres experimental farm for urban agriculture.










8) Is there anything else you would like us to take into consideration?

I have been told that the city will reject this submission if I have not filled out question 5 in support of development on the Garden City Lands. I have made this

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