



FIRST PRO SHOPPING CENTRES

#201 - 11120 Horseshoe Way
Richmond, British Columbia
Canada V7A 5H7
Tel: (604) 448-9112
Fax: (604) 448-9114

September 10, 2003

City of Richmond Planning Committee
6911 No. 3 Rd
Richmond, BC V6Y 2C1

Dear Members of the City of Richmond Planning Committee:

Re: Rezoning Application #RZ 03-235259

First Pro Shopping Centres has applied to the City of Richmond to rezone a 17-acre property at the northeast corner of Alderbridge Way and Garden City Road from Residential Single Family to Retail Commercial to permit the development of a 200,000 square foot Retail Centre.

The Planning Department will be presenting a report to your Planning Committee meeting on September 16, 2003 to discuss this proposed development. We understand that this report concludes that this retail use is inconsistent with existing City planning policies. Based on this conclusion, the Planning Department is recommending that the City not proceed with our rezoning application.

Given the magnitude and significant benefits of the proposed development, we request the Planning Committee permit this Retail Centre to proceed through the full development review/rezoning process. This process will permit all outstanding issues to be resolved and give the public the opportunity to fully participate in the planning process. For the Planning Committee to terminate this project at this stage would be a missed opportunity for the City to create a signature Retail Centre and deny its residents the significant benefits of a value-oriented shopping experience.

These benefits include access to high quality retailers currently not located in Richmond, keeping Richmond residents shopping locally at existing and new businesses, creating 400 new jobs, generating approximately \$850,000 in property taxes and approximately \$670,000 in Development Cost Charges.

VALUE TO CANADIAN

Attached is a Project Summary that outlines some information about the proposed Retail Centre. We look forward to making a presentation at the Planning Committee Meeting. My project team and I would be pleased to answer any questions you may have either at the meeting or by contacting the undersigned at 604.448.9112.

Yours very truly,
First Pro Shopping Centres



Darren Kwiatkowski
Project Manager

VALUE TO CANADIAN

PROJECT SUMMARY

September 2003

DEVELOPMENT PROPOSAL

- First Pro Shopping Centres (First Pro) is proposing to build a \$45 million, 200,000 square foot Retail Centre on a 17-acre site anchored by a 129,000 square foot Wal-Mart store on the northeast corner of Garden City Road and Alderbridge Way (the Site).

CURRENT LAND USE DESIGNATION

- the Site is designated for Mixed Use (commercial, residential, business, industry and public and private institutions) in the Official Community Plan and is zoned for Residential Single Family.

REZONING APPLICATION

- to initiate the development process, First Pro applied to the City to rezone the Site from Residential Single Family to a Retail Commercial designation in May, 2003;
- the rezoning application was submitted without supporting studies, as we believe that these studies should be initiated after detailed discussions and agreement on the terms of reference between the applicant, City staff, City Council and the public to ensure all issues are addressed; and
- in response to the rezoning application, the City Planning Department recommended that First Pro not proceed with the supporting studies until the City reviewed its existing planning policies for the Site and had submitted a report to City Planning Committee to “gauge whether or not there is a political desire to proceed with the application.”

PLANNING COMMITTEE MEETING (SEPT. 16, 2003)

- the City Planning Department has now concluded that the Retail Centre is inconsistent with existing planning policies and is recommending that the City not proceed with the rezoning application; and
- while we believe the proposed development can be accommodated under the City’s existing Official Community Plan, we recognize that such policies might be interpreted in various ways. Nevertheless, the Official Community Plan provides for regular policy reviews and updates and outlines the bases to consider specific amendments to the plan for developments that bring significant benefit to the community.

For further information, please contact:

Nora Stevenson
Developing Solutions Inc.
Phone: 604.222.1200
Fax: 604.222.0722
Email: devsol@telus.net

Darren Kwiatkowski
First Pro Shopping Centres
Phone: 604.448.9112
Fax: 604.448.9114
Email: dkwiatkowski@firstpro.com

09.10.2003

SUGGESTED NEXT STEPS

- given the magnitude and significant benefits of the proposed development, the City should permit this development to go through a complete public process and detailed development review;
- First Pro Shopping Centres would like to work with the City to provide all necessary background information that is required for a thorough review of the proposed project and permit the public to have input into the planning process; and
- a suggested first step is to convene a workshop or development charette involving City staff, City Councillors, industry experts and representatives of First Pro and the public to review the development options and opportunities for the Site and the area bounded by Alderbridge Way, Garden City, Cambie and No. 4 Roads (Section 34-5-6).

OUTSTANDING ISSUES

The rezoning process will identify outstanding issues and First Pro will address them in a professional manner in order that City Council can make a fully informed decision. These issues would include the following:

- the suitability of the Site for the proposed Retail Centre in the context of the City's existing hierarchy and location of retail and personal service uses;
- a vision for the balance of Section 34-5-6. The residents (approximately 165 properties) in this quadrant have indicated to First Pro that they would like input into the planning process to establish some certainty for the future development in their area;
- the integration and interface between this development, the proposed Trade and Exhibition Centre to the south and the City Centre to the west;
- the development parameters (density, form of development, preferred uses, etc.) for the outer edges of the City Centre in relation to the centre of the City Centre area; and
- traffic generated by the Retail Centre, the development of the balance of Section 34-5-6, the proposed development to the south and the role of Garden City Road in the City's Transportation Strategy.

COMMITMENT TO RICHMOND

- First Pro is committed to establishing a close working relationship between themselves and the Richmond City Planning Department, Richmond City Councillors and the public to ensure a timely and productive development process; and
- First Pro's corporate commitment is to develop a first class, leading edge, environmentally responsible Retail Centre that meets the goals of the City of Richmond and the needs of neighbourhood residents.

COMMUNITY BENEFITS

- satisfy the current demand by Richmond shoppers for a discount general merchandise store (Wal-Mart);
- meet the day-to-day shopping needs of West Cambie Area residents;
- reduce the number of shopping vehicle trips by City residents to other municipalities and increase shopping at existing Richmond businesses;
- provide a catalyst for the redevelopment of Section 34-5-6 without impacting development possibilities in the balance of the Section;
- minimize impacts on City services through the incorporation of leading edge environmental practices in the development of the Retail Centre;
- retain/compensate for Environmentally Sensitive Areas on the Site through a comprehensive landscaping plan for the Retail Centre;
- construct improvements to the walkway and bikeway network in the vicinity of the Centre;
- develop an architecturally designed Centre that complements the business style of the adjacent City Centre and the Trade and Exhibition Centre proposed for the south side of Alderbridge Way;
- generate approximately 300 construction jobs during the construction phase of the Retail Centre and 400 permanent jobs on completion of the development;
- provide approximately \$670,000 in Development Cost Charges that can be applied towards road and servicing upgrades; and
- generate annual property taxes of approximately \$850,000.

PROPOSED RETAIL CENTRE

Garden City Road and Alderbridge Way
Richmond, B.C.



THE DEVELOPER

- First Pro Shopping Centres is a privately owned Canadian real estate company, specializing in the development of new format, unenclosed shopping centres;
- as a full service development company, First Pro is experienced in every aspect of the development process from acquisition, land use and zoning through to construction, leasing and property management;
- First Pro has developed nine shopping centres in British Columbia including one in Langley at 64th Avenue and 200th Street and Queensborough Landing currently under construction in Queensborough, New Westminster;
- First Pro Shopping Centres contributes to both national and local causes such as the Block Parent Program of Canada and the Hospital for Sick Children Foundation through **We're For Kids!**, a charitable corporate giving program; and
- for more information on First Pro Shopping Centres, please go to www.firstpro.com.