



Planning Committee

Date: Tuesday, September 16th, 2003
Place: Anderson Room
Richmond City Hall
Present: Councillor Bill McNulty, Chair
Councillor Sue Halsey-Brandt, Vice-Chair
Councillor Linda Barnes
Councillor Rob Howard
Councillor Harold Steves
Call to Order: The Chair called the meeting to order at 4:00 p.m.

At this point the Chair advised those present that a 20 minute recess would be called at 5:50 p.m. should the meeting still be in progress.

MINUTES

1. It was moved and seconded
That the minutes of the meeting of the Planning Committee held on Wednesday, September 3rd, 2003 be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

2. The next meeting of the Committee will be held on Tuesday, **October 7th, 2003**, at 4:00 p.m. in the Anderson Room.

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URBAN DEVELOPMENT DIVISION

3. **APPLICATION BY 598401 BC LTD. TO REZONE A PORTION OF 22611 WESTMINSTER HIGHWAY FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/24) AND A PORTION TO PUBLIC AND OPEN SPACE USE (SPU) AND TO REZONE A PORTION OF MCLEAN PARK FROM PUBLIC AND OPEN SPACE USE (SPU) TO COMPREHENSIVE DEVELOPMENT DISTRICT (CD/24)**

(RZ 03-224655 - Report: Aug. 12/03, File No.: 8060-20-7561/7562) (REDMS No. 1044968, 1045579, 1045586, 1050210)

The Manager, Development Applications, Joe Erceg, and Janet Lee, Planner, were present. Mr. Erceg provided a brief summary of the report.

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw No. 7561, to:*

- (a) *Redesignate a portion of 22611 Westminster Highway from "Neighbourhood Residential" to "Public and Open Space Use" (in Attachment 1 to Schedule 1 of Official Community Plan Bylaw No. 7100 - Generalized Land Use Map),*
- (b) *Redesignate a portion of McLean Park from "Public and Open Space Use" to "Neighbourhood Residential" (in Attachment 1 to Schedule 1 of Official Community Plan Bylaw No. 7100 - Generalized Land Use Map), and*
- (c) *Replace Attachment 1 and the Lower Westminster Sub-Area map with new maps in Schedule 2.14 (of Official Community Plan Bylaw No. 7100 - Hamilton Area Plan),*

be introduced and given first reading.

- (2) *That Bylaw No. 7561, having been considered in conjunction with:*

- (a) *the City's Financial Plan and Capital Program;*
- (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.

- (3) *That Bylaw No. 7561, having been considered in accordance with the City Policy on Consultation During OCP Development, is hereby deemed not to require further consultation.*

- (4) *That Bylaw No. 7562, to*

- (a) *Rezone a portion of 22611 Westminster Highway from "Single-Family Housing District, Subdivision Area C (R1/C)" to "Comprehensive Development District (CD/24)",*

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(b) *Rezone a portion of 22611 Westminster Highway from "Single-Family Housing District, Subdivision Area C (R1/C)" to "School & Public Use District (SPU)",*

(c) *Rezone a portion of McLean Park from "School & Public Use District (SPU)" to "Comprehensive Development District (CD/24)",*

be introduced and given first reading.

CARRIED

4. **APPLICATION BY NARINDER S. SIDHU FOR REZONING AT 10931 GILBERT ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT (R1 - 0.6)**

(RZ 03-238448 - Report: Aug. 22/03, File No.: 8060-20-7574) (REDMS No. 1030548, 1051968, 1051972)

The Manager, Development Applications, Joe Erceg, and Kevin Eng, Planning Technician – Design, were present.

It was moved and seconded

That Bylaw No. 7574, for the rezoning of 10931 Gilbert Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1 - 0.6)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY PATRICK COTTER ARCHITECT FOR REZONING AT 4191 & 4211 WILLIAMS ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA C (R1/C) TO TOWNHOUSE DISTRICT (R2-0.6)**

(RZ 03-234963 - Report: Aug. 20/03, File No.: 8060-20-7582) (REDMS No. 1056639, 1056851, 1056853)

The Manager, Development Applications, Joe Erceg, and Jenny Beran, Planner, were present.

Ms. Beran, in response to questions, provided information that future development of the two lots to the east of the subject site would utilize the centre lane of the subject site for access, but that the properties to the west would utilize a regular lane. Ms. Beran indicated that a cross access easement on the centre east-west drive aisle would be registered on title of the property.

It was moved and seconded

That Bylaw No. 7582, for the rezoning of 4191 & 4211 Williams Road from "Single-Family Housing District, Subdivision Area C (R1/C)" to "Townhouse District (R2-0.6)", be introduced and given first reading.

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6. **APPLICATION BY RAV BAINS FOR REZONING AT 4100 GARRY STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A)**

(RZ 03-236587 - Report: Sept. 5/03, File No.: 8060-20-7583) (REDMS No. 1056633, 1057061, 1057065)

Cllr. Barnes declared herself to be a conflict of interest on the matter as she owned property on Garry Street and she left the meeting – 4:12 p.m.

The Manager, Development Applications, Joe Erceg, and David Brownlee, Planner, were present.

Mr. Brownlee advised that a letter had been received from the new owners of the property that indicated a commitment to the protection of existing trees including the use of protective fencing during construction.

It was moved and seconded

That Bylaw No. 7583, for the rezoning of 4100 Garry Street from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area A (R1/A)”, be introduced and given first reading.

CARRIED

Cllr. Barnes returned to the meeting – 4:14 p.m.

7. **APPLICATION BY CHRISTOPHER BOUCHARD FOR REZONING AT 4820 BONAVISTA DRIVE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 03-237850 - Report: Sept. 5/03, File No.: 8060-20-7584) (REDMS No. 1057112, 1057114, 1057115)

The Manager, Development Applications, Joe Erceg, and David Brownlee, Planner, were present.

It was moved and seconded

That Bylaw No. 7584, for the rezoning of 4820 Bonavista Drive from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area B (R1/B)”, be introduced and given first reading.

CARRIED

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8. **APPLICATION BY BALJIT PUNIA FOR REZONING AT 7171 NO. 1 ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B)**

(RZ 02-201254 Report: Aug. 27/03, File No.: 8060-20-7588 x-ref: 4430-00) (REDMS No. 1056856, 1058779, 1058781, 280128, 1057920, 1057002)

The Manager, Development Applications, Joe Erceg, and Jenny Beran, Planner, were present.

Ms. Beran, in response to a question, said that staff believed that a lane was not required as only this lot and one to the north had re-development potential; she also noted that there were no logical entry and exist points available to establish a lane.

It was moved and seconded

- (1) *That Lot Size Policy 5447, adopted by Council in September 1991 and amended in July 1998, be forwarded to Public Hearing with the amendment to exclude those properties fronting No. 1 Road (as shown on Attachment 4 to the report dated August 27th, 2003 from the Manager, Development Applications).*
- (2) *That Bylaw No. 7588, for the rezoning of 7171 No. 1 Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.*

CARRIED

9. **APPLICATION BY LES COHEN AND AZIM BHIMANI FOR REZONING AT 9400 DOLPHIN AVENUE FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA K (R1/K)**

(RZ 03-235503 Report: Aug. 27/03, File No.: 8060-20-7589) (REDMS No. 1058915, 1059089, 1059111)

The Manager, Development Applications, Joe Erceg, and Jenny Beran were present.

It was moved and seconded

- That Bylaw No. 7589, for the rezoning of 9400 Dolphin Avenue from "Single-Family Housing District, Subdivision Area B (R1/B)" to "Single-Family Housing District, Subdivision Area K (R1/K)", be introduced and given first reading.*

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10. **APPLICATION BY LONDON LANDING DEVELOPMENT CORPORATION TO AMEND “COMPREHENSIVE DEVELOPMENT DISTRICT (CD/115)” AND TO REZONE 13160 PRINCESS STREET AND 6431 PRINCESS LANE FROM “LIGHT INDUSTRIAL DISTRICT (I2)” TO “COMPREHENSIVE DEVELOPMENT DISTRICT (CD/115)” AND TO REZONE A PORTION OF THE FORMER CN RAIL RIGHT-OF-WAY FROM “AGRICULTURAL DISTRICT (AG1)”, “LIGHT INDUSTRIAL DISTRICT (I2)” AND “COMPREHENSIVE DEVELOPMENT DISTRICT (CD/112)” TO “SCHOOL & PUBLIC USE (SPU)”**

(RZ 03-229096 Report: September 8/03, File No.: 8060-20-7568/69) (REDMS No. 1061949, 145442, 361390, 1048368, 1048370, 1048523)

The Manager, Development Applications, Joe Erceg, and Janet Lee, Planner, were present.

Mr. Erceg said that the project before the Committee was a proposal to ‘finish’ the neighbourhood as far as the CN right-of-way; he noted that it was of a similar high standard of design as two previous developments in the area. Mr. Erceg said that this was a good project that introduced new housing forms into the area. The project also included the construction of a tram barn and the construction of a trail in the CN right-of-way area.

In response to a question about a previous resolution to protect farmland, Mr. Erceg said that in awareness of past discussion that identified the conflicts between a trail along the former CN right-of-way and farmland, the trail had been designed, in consultation with the Agricultural Advisory Committee, such that it provided a buffer to the farmland thereby mitigating and/or eliminating previous concerns.

Further discussion then ensued that included:

- although a legal action was currently underway regarding the emergency access between Princess Lane and Dyke Road, the Law Department had advised that the action had no implication on the rezoning application before Committee;
- a concern being expressed that the tram building was set back from No. 2 Road, and further, that the building had not been designed to house two trams. Advice was given that the trail and barn construction would form part of the servicing agreement, a condition of the adoption of the rezoning. Details regarding the size and location of the building, and the parking arrangement etc. would be addressed as part of the servicing agreement;
- the developer had paid careful attention to providing buffers to adjacent uses and had agreed to put in additional trees, of a species recommended by the Agricultural Advisory Committee.

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Mr. Dana Westermarck, the applicant, said that the design proposed for the tram building was based on a feasibility study undertaken by staff to house a single tram. Mr. Westermarck concurred that there would be a future need for a second tram and he suggested that the optimum operation might include locating a second tram elsewhere on the track, which would provide for continuous two way traffic. Further, Mr. Westermarck said that the design of the parking area and the location of the tram building was intended to take advantage of the sight line of the track down London Road. If the track were to be shifted further to the west the track would not only be obscured by the building on the north side on London Road, but also be placed further away from London Farm, one of the key connections to the three major historic attractions along the Steveston waterfront.

In response to questions Mr. Westermarck indicated i) that the number of parking spaces provided was in excess of the requirement, including the commercial area, and that in addition, 20 stalls would be available for tram users only, during the hours the tram was operating; and, ii) that the design of the tram building would include input from the Steveston Interurban Tram Society's on the display of the historical artifacts.

Mr. Bob Ransford, 5071 Steveston Highway, spoke in support of the project. In addition to serving as a strong anchor to Steveston, Mr. Ransford said that the village would serve as a catalyst to getting the Heritage railway up and running.

It was moved and seconded

- (1) *That Bylaw No. 7568, to amend the "Comprehensive Development District (CD/115)" zone, to include zoning provisions for multiple-family dwelling units, be introduced and given first reading.*
- (2) *That Bylaw No. 7569,*
 - (a) *for the rezoning of 13160 Princess Street and 6431 Princess Lane from "Light Industrial District (I2)" to "Comprehensive Development District (CD/115)", as amended, and*
 - (b) *for the rezoning of a portion of the former CN Rail right-of-way from "Agricultural District (AG1)", "Light Industrial District (I2)", and "Comprehensive Development District (CD/112)" to "School & Public Use (SPU)",*
be introduced and given first reading.

Prior to the question being called discussion ensued that included an indication from the Director of Parks, Dave Semple, that signage would be looked at as part of the trail system design and as such would include trail interpretative signage and historic signage

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

11. **APPLICATION BY FIRST PROFESSIONAL MANAGEMENT (WEST) INC. FOR REZONING AT 4660 THROUGH TO 4740 GARDEN CITY ROAD AND 9040 THROUGH TO 9500 ALEXANDRA ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA (R1/F) TO AUTOMOBILE-ORIENTED COMMERCIAL DISTRICT (C6) OR COMPREHENSIVE DEVELOPMENT DISTRICT (CD).**

(RZ 03-235259 Report: September 4/03, File No.: RZ 03-235259) (REDMS No. 1060863)

The Manager, Development Applications, Joe Erceg, said that the proposal was for a major new commercial centre. He noted that the review process was somewhat unusual because, with the agreement of the applicant, the proposal had been reviewed against the City's Official Community Plan and other adopted Policies without the completion of detailed technical studies. Further to this, Mr. Erceg indicated that staff's review concluded that the application was not consistent with the Official Community Plan and Policy framework. The staff recommendation therefore was to deny the application.

Mr. Erceg also noted that because this was a significant proposal the staff report included an alternative option to the staff recommendation. Option 2 in the staff report describes the issues and studies which staff believe should be addressed in the event that Council wished to further consider the application.

Mr. Darren Kwiatkowski, Project Manager, First Pro Shopping Centres, accompanied by Ms. Nora Stevenson, consultant, gave a powerpoint presentation, a copy of which is attached as Schedule 1 and forms a part of these minutes. At the conclusion of the presentation Mr. Kwiatkowski said that it had been his belief that the staff report would be a road map to consider the application as a second alternative, and further that it would be premature to make a decision without consulting the community in the determination of the mix of use and that he would like to move forward on that basis.

Discussion then ensued that included:

- the options of either:
 - i) first reviewing the existing West Cambie Area Plan including all aspects of possible new commercial, residential uses etc., or
 - ii) reviewing the proposal and modifying the existing area plan to accommodate the proposal.

the timeline given for each option was one year;

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- that other areas designated and/or zoned to accommodate the proposal may exist but their specific location was not currently known;
- an indication of interest by the applicant to fund and drive the process required to move the project forward;
- that the City Centre Area Plan would also require a review;
- that major servicing would be required to accommodate the proposal;
- that an area plan (changes to it and funding to update it) was the responsibility of the City.

The Chair called a 15 minute recess – 5:50 p.m.

The Chair reconvened the meeting – 6:13 p.m.

Mr. D. Louth, 4140 Dallyn Road, gave a history of his experience as a past Chair of the Cambie Advisory Committee, including the mandate of the Committee and the major issues identified by the community at that time. In addition, Mr. Louth said that:

- i) there was no question that the infrastructure was lacking in the area,
- ii) No. 3 Road was a traffic issue;
- iii) residents putting up land for Walmart saw the proposal as the only viable alternative;
- iv) only the area residents would feel the true affect of the proposal;
- v) public transportation in the West Cambie area was not good;
- vi) given that Section 34-5-6 was still residential the YVR should be involved in the process; and
- vii) the economic impact and funding were important.

Ms. Wendy Hutchinson, 9191 Alexandra Road, spoke on behalf of her family who have resided in the family home for 56 years, who were thrilled at the opportunity presented by Walmart as it provided an opportunity to rid the community of rats, dirty ditches and provide roads etc. Ms. Hutchinson said that a park had been promised when Woodward's closed but condos, and, on the other side of No. 4 Road, other types of housing, were the reality. Ms. Hutchinson also said that:

- i) she objected to those from outside the West Cambie area having a say in what should occur in the community;

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- ii) she travels to Burnaby to shop at Walmart as she cannot afford to shop in Richmond;
- iii) aircraft traffic volume had increased by over 60%;
- iv) area property owners have septic tanks that they are required to service themselves in addition to having to replace drainage tiles every ten years while paying tax;
- v) the speed of traffic on Alexandra Road at night reaches 90kph;
- vi) and wolves, foxes and muskrats were a problem in the area.

Mr. R. Stolberg, 9540 Odlin Road, said that he has lived in the area since 1951 and on Odlin Road since 1976. It was Mr. Stolberg's belief that during that time the Planning Department had only indicated an interest for industrial development in the area. Mr. Stolberg said that residents in the area would not sell their properties for industrial prices. Mr. Stolberg considered that the process of another area plan that would result in an industrial use for the area would be a waste of money.

Mr. J. Wong, 3858 McKay Drive, an owner of a business located at Odlin Road and Cambie Road and representative of the Oaks Residents Association, said that the Association, as the group who would be most impacted by the development, fully supported the Walmart application. Mr. Wong said that parking and traffic congestion would be improved and further, that the only way to upgrade the area would be to include commercial use.

Mr. Yardley, 9400 Alexandra Road, spoke about the increased volume of flights and the use of full power engines, and questioned why any new residential use should be allowed in the area.

Mr. M. Pavelich, an owner of one of the properties on the Walmart site, noted the 88,000 visits made per year to Walmart stores. He then questioned why Garden City Road, No. 4 Road and No. 5 Road could not also be designated as main roads. Having resided in the area since 1938 Mr. Pavelich also questioned why residents were paying for services that they didn't have.

Mr. S. Lal, 10431 Odlin Road, spoke in support of the Walmart proposal. Mr. Lal asked that the boundaries for mixed use be identified for developers as he did not consider the industrial designation appropriate. Mr. Lal felt that most of Richmond supported Walmart and that the community would benefit from a location here. Mr. Lal also felt that residential use, with appropriate noise legislation, should be considered and that property owners should be able to get the best price for their property.

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Mr. V. Sidhu, 9211 and 9231 Odlin Road, indicated that during a recent process of renting a property he had received no concerns about airport noise. Mr. Sidhu said that an opportunity for affordable housing existed in the area and that the area should remain mixed use as identified in the area plan. Mr. Sidhu supported the Walmart application as he felt that it would open the area up in addition to meshing well with the planned convention centre to the south.

Mr. Bruce Opp, 11551 – 7th Avenue, a lifetime resident of Richmond, spoke in support of the application. Indicating that he usually shops outside of Richmond, Mr. Opp said that an opportunity existed to do something beneficial in this area. A member of the Advisory Planning Commission for six years, Mr. Opp said that the best interest of the whole community was the issue, and that the development strategies of other municipalities (i.e. those that develop different sections at different times, should be reviewed). In addition, Mr. Opp felt that affordable homes should be built and the area cleaned up in a way that was valuable to the community.

Mr. Peter Mitchell, a member of the No. 3 Road North Transportation and Traffic Committee, said that there was no magic solution to solving the traffic issues in the area. Further, Mr. Mitchell said that No. 3 Road north was full and could not easily absorb another traffic magnet such as Walmart and that, should this area be ruled out for large traffic magnets, an orderly development of the area west of Garden City would be appropriate in order to minimize sprawl. Mr. Mitchell spoke about:

- i) the infrastructure improvements for the Cambie Road area that would result from the application;
- ii) the superior access to Alderbridge Way;
- iii) the work and cost involved in assembling another parcel of land west of Garden City Road;
- iv) the considerations involved in abutting a commercial property with residential;
- v) the existing trees that would be impacted;
- vi) Garden City Road and Alderbridge Way being a good corner for traffic; and
- vii) that the West Cambie Area Plan should be reviewed and that the application should fit within that review.

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Ms. Y. Opp, 11551 – 7th Avenue, said that the issue was not one of money but of the best use for the land. Ms. Opp was in favour of a review of the area that had been left for past 35 years, in the interest of both the property owners and the community.

It was moved and seconded

That the rezoning application RZ 03-235259 to rezone properties at 4660 through to 4740 Garden City Road and 9040 through to 9500 Alexandra Road be referred to staff for a further review pursuant to Option 2 as contained in the report (dated September 4, 2003 from the Manager, Development Applications, and the Manager, Policy Planning).

Prior to the question being called discussion ensued as a result of which the motion was **WITHDRAWN**.

It was moved and seconded

That the rezoning application RZ 03-235259 to rezone properties at 4660 through to 4740 Garden City Road and 9040 through to 9500 Alexandra Road be referred to staff in order that further information be provided on:

- *the definition of mixed use (i.e. what kind of industrial, residential) which would be possible in the area and associated with the proposal;*
- *the buffers that would be used between the different uses;*
- *the implications involved in servicing the area;*
- *the pros and cons of the economic impacts;*
- *viable locations for placing the proposal within existing zoning elsewhere in the City;*
- *the implications of expanding the City Centre to accommodate the proposal;;*
- *the impacts of airport noise;*
- *the residents' concerns regarding residential vs. industrial land costs; and*
- *other considerations as identified in Option 2 of the staff report.*

CARRIED

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It was moved and seconded

That staff embark on the preparation of an updated West Cambie Area Plan funded from City accounts as soon as possible.

Prior to the question being called discussion ensued that included consideration of i) a postponement of the Riverport area plan; and ii) the need to review the City Centre Plan.

The question was then called and it was **CARRIED** with Cllr. Howard opposed.

It was moved and seconded

That a City advisory committee be constituted for the West Cambie area as soon as possible for inclusion in the review of the area.

Prior to the question being called direction was given that area residents, the VIAA and the Oaks Residents Association be involved in the review process of the West Cambie area.

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

It was moved and seconded

That staff negotiate with the applicant in respect of methods that may be available to have the applicant pay for some or all of the costs associated with the review of the West Cambie Area Plan.

DEFEATED

Opposed: Cllr. Barnes
Cllr. S. Halsey-Brandt
Cllr. McNulty
Cllr. Steves

12. MANAGER'S REPORT

There were no reports.

The Chair thanked all those in attendance for their participation in the proceedings.

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ADJOURNMENT

It was moved and seconded

That the meeting adjourn (8:26 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, September 16th, 2003.

Councillor Bill McNulty
Chair

Deborah MacLennan
Administrative Assistant

Proposed Retail Centre
Garden City and Alderbridge Way
Richmond, B.C.



Introduction

- We request Planning Committee refer the application back to staff to commence a complete development review process.
- We are not asking for the approval of the proposed development at this time, just a fair process.

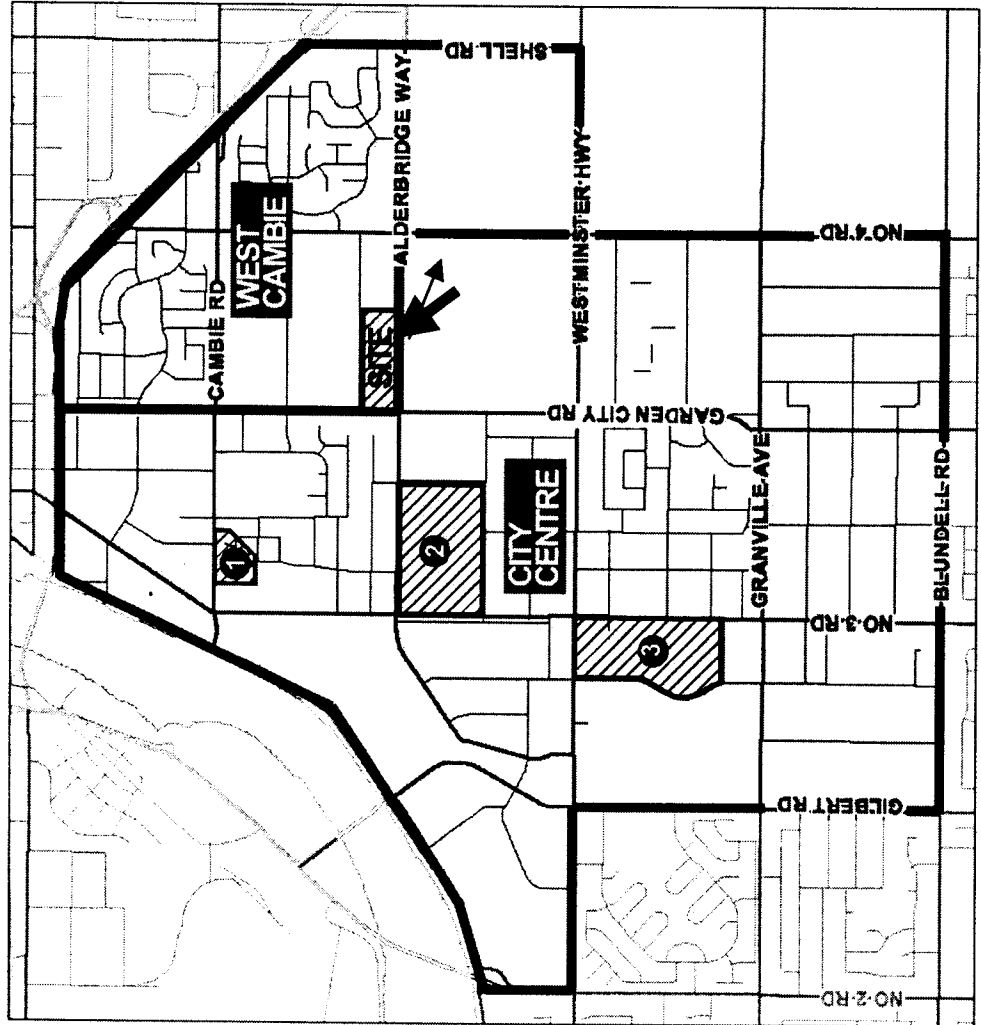
First Pro Shopping Centres

- privately owned Canadian company;
- established western Canada regional office in Richmond in 1998;
- most active retail development company in Canada; and
- involved in the communities where we locate our projects.

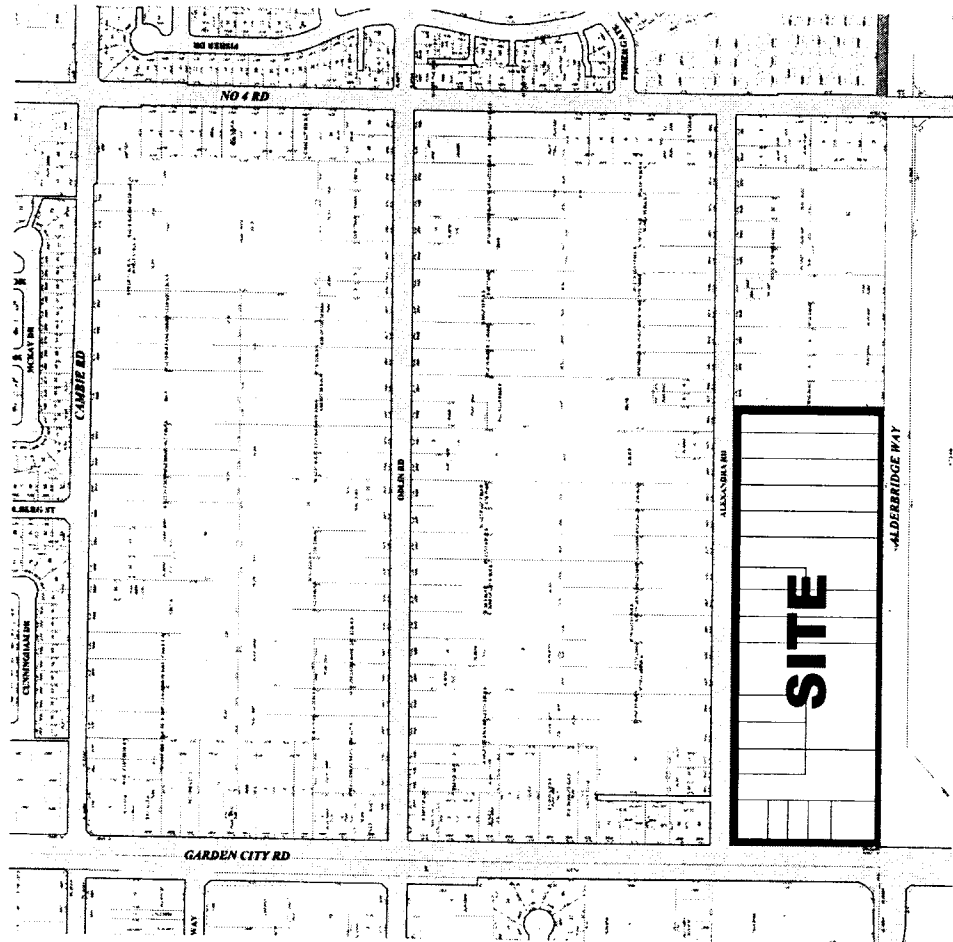
Proposed Development

- 200,000 sf., \$45 million Retail Centre anchored by a 129,000 sf. Wal-Mart;
- proposed location on the northeast corner of Garden City Road and Alderbridge Way; and
- To fill a void in Richmond's existing retail hierarchy.

Site Context



Site Location



Why this Site?

- There are no underdeveloped lands available that are zoned or designated in Richmond, including the City Centre or Bridgeport corridor, for development of this nature.
- We believe a full review process will conclude that this site is well suited for the proposed development.

Development Process

- 17 acre site/20 properties assembled over a 2 year period;
- May, 2003 public Open House in the community;
- May, 2003 rezoning application submitted to initiate the development review;

Development Process, cont'd.

- rezoning application suggested a consultative process;
- process was to include supportive studies based on terms agreed to by all parties;
- Planning Department suggested that we not proceed with the detailed studies;

Development Process, cont'd.

- Planning Department undertook a policy review;
- concluded that retail use in this location is inconsistent with City policies;
- Staff Report recommends the rezoning application be denied prior to any review and/or detailed study.

City Policies

Interpretation

- Existing City policies do not clearly and conclusively state whether this proposal conforms or not.
- Various goals and objectives must be weighed and considered.
- Input of experts required to fully analyze various goals and objectives set out in City's policies.
- OCP sets out mechanisms and criteria for consideration of policy amendments, if required.

Community Benefits

- access to high quality retailers not located in the City;
- fill void in Richmond's retail hierarchy;
- keep shoppers, shopping in the City;
- \$850,000 in taxes;
- \$670,000 in development cost charges;
- 400 permanent jobs;
- community amenities;

Community Benefits, cont'd.

- developer assistance in funding needed infrastructure upgrades and policy analyses; and
- opportunity for a high quality, architecturally designed project befitting a gateway to the City Centre.

Outstanding Issues

A full review process with the appropriate experts will examine the following:

- suitability of the Site for the proposed use;
- Whether the proposal is complimentary to or in conflict with City policies for the City Centre and the retail hierarchy of Richmond;
- development and servicing plan/catalyst for the balance of Section 34-5-6;
- interface with surrounding land uses;

Outstanding Issues, cont'd.

- urban design details for the development;
- traffic;
- sound solutions for environmentally sensitive area; and

Why Proceed with a Review Process?

- permit City Council to make an informed decision; and
- allow community to have input into the process.

First Pro's Commitment to Richmond

- establish a close working relationship with the City; and
- develop a first class, leading edge, environmentally responsible Retail Centre.



Suggested Next Steps

- complete development review/rezoning process;
- undertake studies to resolve outstanding issues; and
- convene workshop/charette with City staff, Councillors, industry experts, developer and the public.

Final Word

- we request Planning Committee refer the application back to staff to commence a complete development review process; and
- information provided by review process will permit Council and the public to make a fully informed decision on the merits of this application.