

**Public Hearing**  
**March 11, 2008**

**Correspondence Package:**

*Includes correspondence from  
September 2007 onward.*

The Correspondence Package includes the following:

1. A Local Resident (September, 2007)
2. Otto Langer/Carol Day, 11631 Seahearst Road (October, 2007)
3. Jim Wright, 8300 Osgoode Drive (November, 2007)
4. Ann Grant (February, 2008)
5. Larry Sharp (February, 2008)
6. Randall White, 6260 Logan Lane, Vancouver (February, 2008)
7. Roland Hoegler (February, 2008)
8. Larry Tolton, 11366 Bird Road (February, 2008)
9. Olga Tkatcheva (February, 2008)
10. Cheeying Ho, SmartGrowth BC, 314-402 West Pender St, Vancouver (February, 2008)
11. Leonid Stasyuk (February, 2008)
12. Deirdre Whalen, 13631 Blundell Road (February, 2008)
13. Pantelis Karaplis, 6260 Skaha Crescent (February, 2008)
14. Sharon Renneberg, 4311 Shackleton Gate (February, 2008)
15. Geoff Snell (February, 2008)
16. Jacqui Oostergo, 9391 Glenbrook Drive (February, 2008)
17. Tadd Berger, 7720 Afton Drive (February, 2008)
18. Barbara McMillan, 7160 Schaefer Ave. (March, 2008)
19. Laura Preece, 11833 Seabrook Crescent (March, 2008)
20. Sui Fen Lai, 6-9551 Ferndale Road (March, 2008)
21. J. Bellian, C-23, RR#2, Powell River (March, 2008)
22. Vern Renneberg, 4311 Shackleton Gate (March, 2008)
23. Egidio Spinelli, 5480 Cathay Road (March, 2008)
24. David Smith, 201-8911 Westminster Hwy. (March, 2008)
25. Anne Lerner, 418-12633 No. 2 Road (March, 2008)
26. Olivia Yen, 9-6099 Alder Street (March, 2008)
27. Barbara Huisman, 6611 Gainsborough Drive (March, 2008)
28. Erling Jepsen, 426 Drake Street, Nanaimo (March, 2008)
29. Darryl Bernstein, 107-8911 Westminster Hwy. (March, 2008)
30. Nick Loenen, 5611 Jaskow Drive (March, 2008)
31. Monika and Kelly McCormack (March, 2008)
32. Kathy Larsen (March, 2008)
33. Claudette Wong, 10708 Canso Cres. (March, 2008)
34. Sreedevi Kuttamkulangara, 8731 Spires Road (March, 2008)
35. Kris Tung, 10520 Southgate Road (March, 2008)
36. Alan Halliday, 122-8880 Jones Road, (March, 2008)
37. Nino Yu, 120 – 8833 Odlin Crescent (March, 2008)
38. Linda Graham, 8791 Gay Road (March, 2008)
39. James I. Reynolds, General Counsel, Musqueam Indian Band, 6735 Salish Drive, Vancouver (March, 2008)
40. Daren Hancott, 200-4401 Still Creek Drive, Burnaby (March, 2008)

The Correspondence Package includes the following (continued):

41. Aimin Guo, 9660 Granville Avenue (March, 2008)
42. Ellen Ng, 9700 Alberta Road (March, 2008)
43. Ivan Goroun, 8 – 7680 Gilbert Road (March, 2008)
44. Andrei Fedoniouk, 8 – 7680 Gilbert Road (March, 2008)
45. Noel Estacio, 9357 214B Street, Langley (March, 2008)
46. Richard Townsend, 8760 Demorest Drive (March, 2008)
47. Carol Townsend, 8760 Demorest Drive (March, 2008)
48. Bruce Brenner, 3-7600 Gilbert Road (March, 2008)
49. David Currie, 9860 Bates Road (March, 2008)
50. (March, 2008)
51. Pearl Yip, 4 – 8491 Jones Road (March, 2008)
52. Sherry, 11 – 10171 No. 1 Road (March, 2008)

SEP. 25 '07

MAYOR MALCOLM BRODIE  
GARDEN LANDS COMPANY  
MUSQUEAM FIRST NATION  
RICHMOND POVERTY RESPONSE COMMITTEE

2290-20-142

file

GENTLEMEN :

YOU HAVE HEARD SEVERAL PROPOSALS FOR THE DEVELOPMENT OF THE GARDEN CITY PROPERTY, FROM LOCAL RESIDENTS AND DIFFERENT COMMITTEES. I WOULD LIKE TO PROPOSE A PLAN FOR THE LAND :

MAKE THE LAND INTO A BIG PLAZA WITH A MONUMENT OR AN ARCH AT THE CENTER, LIKE THE ARCH OF TRIUMPH IN PARIS, OR LIKE THE COMPLEX IN WASHINGTON D.C. WHERE THEY HAVE THE WASHINGTON MONUMENT, THE CAPITOL BLDG., MUSEUM, MEMORIAL BLDGS, ETC. AND A BIG POOL. THIS KIND OF DEVELOPMENT WILL ATTRACT BOTH LOCAL RESIDENTS AND TOURISTS.

CANADA NEVER HAD A MONUMENTAL PLAZA LIKE OTHER COUNTRIES DO, SUCH AS THE TIANANMEN SQUARE IN BEIJING, WASHINGTON D.C. IN THE U.S., THE ARCH OF TRIUMPH IN FRANCE, AND THE RED SQUARE IN MOSCOW.

LETS MAKE A LANDMARK FOR RICHMOND AND CANADA THAT WILL BE KNOWN THROUGHOUT THE WORLD.

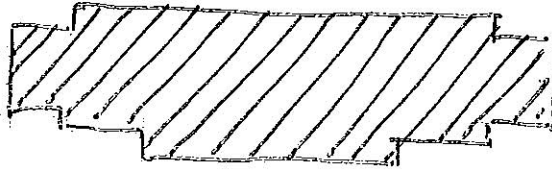
YOURS TRULY,

A LOCAL RESIDENT

City of Richmond  
RECEIVED  
SEP 25 2007  
MAYOR'S OFFICE

CITY OF RICHMOND  
DATE  
27 SEP 2007  
RECEIVED  
CITY CLERK'S OFFICE

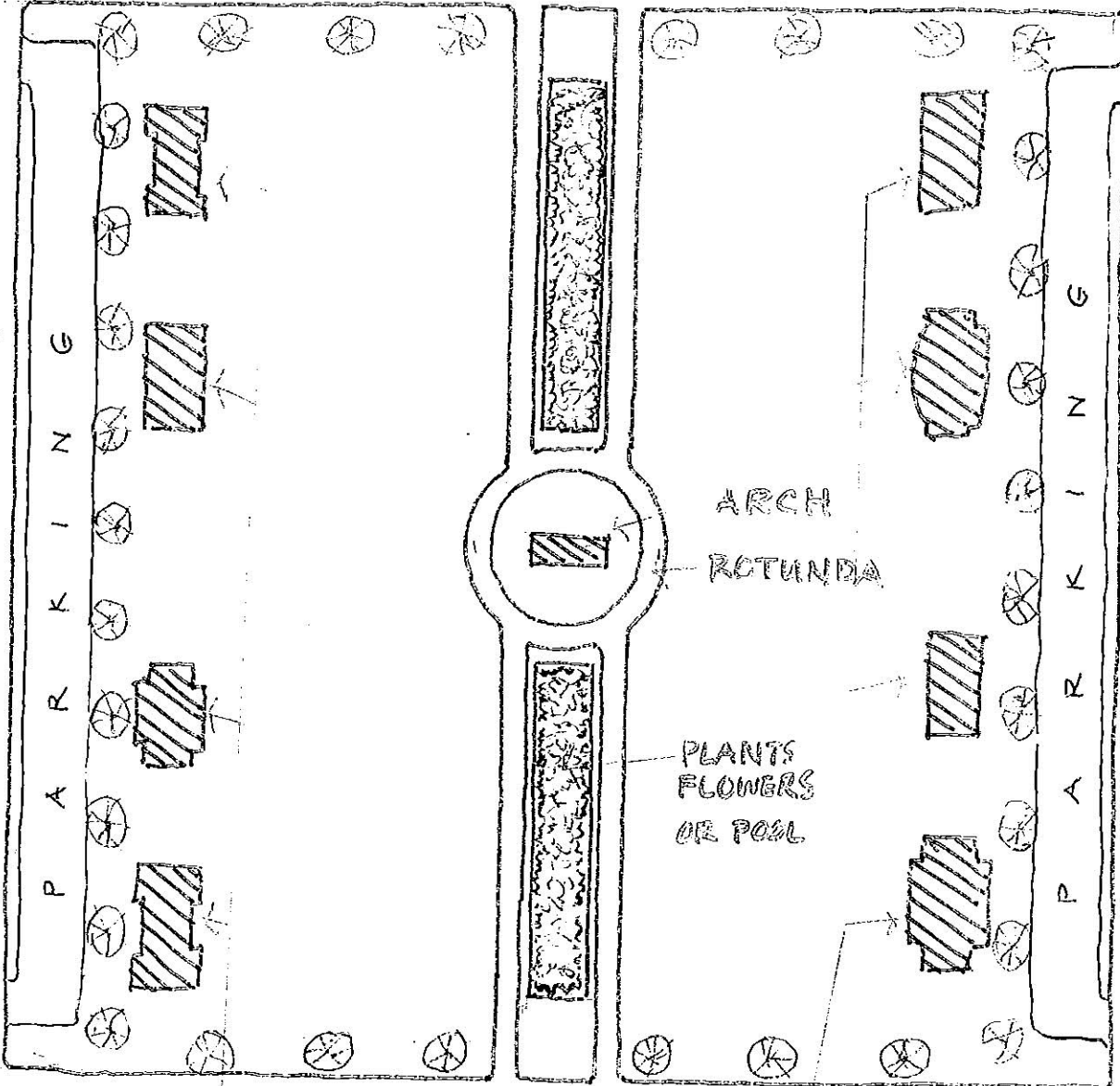
SOV'T. BLDG. OR GRAND HOTEL  
(CLASSIC BLDG. LIKE THE PARLIAMENT) (LIKE THE EMPRESS HOTEL)



N O . 4 R O A D

A L D E R B R I D G E

P A R K I N G



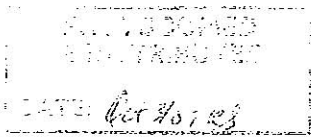
W E S T M I N S T E R H W Y .

G A R D E N C I T Y

MEMORIAL BLDG.  
MUSEUM  
ARTS  
LIBRARY  
ARCHIVES

07-387179

Mayor and Councillors



From: Otto Langer [ottolanger@shaw.ca]  
 Sent: Tuesday, 2 October 2007 3:42 PM  
 To: Gordon McIvor  
 Cc: sproutpa@pac.dfo-mpo.gc.ca; CummiJO@parl.gc.ca; StoffPO@parl.gc.ca; min@dfo-mpo.gc.ca; MayorandCouncillors; editor@richmond-news.com; news@richmondreview.com; jason.guigley@ceaa-acee.gc.ca; Carol Day; Randy Fasan; Sue Halsey Brandt; Pat Young; Anna Bloomfield; Chak Au; Sacha Peter  
 Subject: Re: RE: garden city lands bc

PC: CAO  
 GM Planning & Development  
 Ted Townsend  
 for information  
 ) via email

Dear Mr. Gordon McIvor  
 Canada Lands Company

In addition to Ms. Day's attached inquiry, could you also pass the following important question to your colleague who handles the Garden City (CCGVDFO Lands) file. In 2005-2006 I phoned and emailed the Canada Lands Company more than 4 times to raise a key question and in each case the matter was passed on to someone else and I did not receive a single response.

My key question that I posed over a year ago (that your office determined that I did not need a response to) is again as follows:

In that this is federal land and the change of status of this land (as associated with a sale associated with a development as per the Canadian Environmental Assessment Act) why has DFO and the Canada Lands Company not properly conducted a CEAA review as required by Canadian legislation? Further, in that the public interest is issue is great, why is a public panel not included as part of the environmental review of that land transfer and its development including a Trade and Convention Centre?

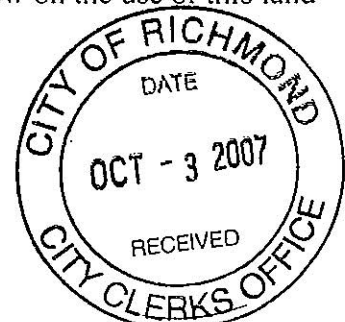
In that your office, DFO and the City of Richmond has deliberately tried to sweep the intent of CEAA under the table and ignore the proper social and environmental review associated with this land transfer, the transfer has failed to date. To a significant degree your efforts to remove it from the ALR without any proper review resulted in a failure for the transfer to meet its agreement requirements. . If the intent of the CEAA was followed, and a proper review of the change in status of this land was taken into account, you could have allowed proper studies as to its natural attributes, impacts of development, and that would have allowed proper public input and allowed intelligent decisions to be made on the future uses of this land. Instead, your office, DFO and Richmond has more or less conspired to ignore a proper CEAA review of this land. In that this has backfired before the ALR Commission, are you going to insure that it is done properly the next time around?

By copy of this email I am asking; why your office, EC (CEAA) and DFO are not following the intent of Federal Legislation and why a proper public social and environmental review on the use of this land is not now taking place?

Sincerely yours, Otto E. Langer RP Bio

----- Original Message -----

From: Gordon McIvor <gmcivor@clc.ca>  
 Date: Friday, September 28, 2007 11:54 am  
 Subject: RE: garden city lands bc  
 To: Carol Day <carol@catsigns.ca>, Randy Fasan <rfasan@clc.ca>



Cc: Sue Halsey Brandt <fredpawlukfinepainting@shaw.ca>, Pat Young <patlieayoung@shaw.ca>, Otto Langer <ottolanger@shaw.ca>, Anna Bloomfield <a.bloomfield@telus.net>, Chak Au <chak\_au2004@yahoo.ca>, Sacha Peter <sacha.peter@gmail.com>

> Good day, Carol. I am forwarding your questions to my colleague  
> who is responsible for Garden City for Canada Lands Company, Mr.  
> Randy Fasan from our Vancouver office, and am requesting by way  
> of this email that he respond to you directly on these matters.  
> Thanks for contacting us. Best regards, Gordon McIvor.

>  
>  
>  
> Gordon McIvor  
> Vice President, Strategic Acquisitions  
> Public and Government Affairs /  
> Vice-président, Acquisitions stratégiques  
> Affaires publiques et gouvernementales  
> (416) 952-6111

>  
> \_\_\_\_\_  
>  
> From: Carol Day [mailto:carol@catsigns.ca]  
> Sent: Friday, September 28, 2007 11:42 AM

> To: Gordon McIvor  
> Cc: Sue Halsey Brandt; Pat Young; Otto Langer; Anna Bloomfield;  
> Chak Au; Sacha Peter  
> Subject: garden city lands bc

>  
>  
>  
> To Mr. McIvor

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>  
> Canada Lands Company

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>  
> I am writing to you to determine if it is the office that deals  
> with disposal of surplus lands.

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>  
> If your office is responsible for the Garden City Lands  
> located in Richmond, B.C. please tell me where I can answer the  
> following questions.

>  
>  
>

> If the deal with the City of Richmond, the Trade and Convention  
> Centre and the Musquem band is not finalized then what  
> happens to the land?

>

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>

> Why is removing the land from the Agricultural Land Reserve a  
> pivotal point in the deal ? Can the deal be maintained with out  
> this provision ?

>

>

>

> If the lands is owned by the Canada Land company can the city  
> develop green space, playing fields and parks anyways?

>

>

>

> If the deal fails, the Musquem threaten to sue the government for  
> the land, is this something we should worry about? John Cummins  
> our MP has objected to the land claims.

>

>

>

> The Citizens of Richmond need this land to remain a green space  
> due to the over development of the city centre, what can we do  
> as citizens to keep this land out of the pockets of developers?

>

>

>

> Please help us as soon as possible to understand the rules and  
> our options.

>

>

>

> Thanks so much

>

>

>

> Carol Day  
> Cat Signs & Graphics  
> 604.240.1986  
> carol@catsigns.ca

>

>

>

> www.catsigns.ca

>

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

07-387179

**MayorandCouncillors**

**From:** Jim Wright [jamesw8300@shaw.ca]  
**Sent:** Monday, 26 November 2007 1:01 PM  
**To:** MayorandCouncillors  
**Subject:** Garden City lands - outside legal counsel

cc: Terry Crowe  
for information ) via email

PHOTOCOPIED

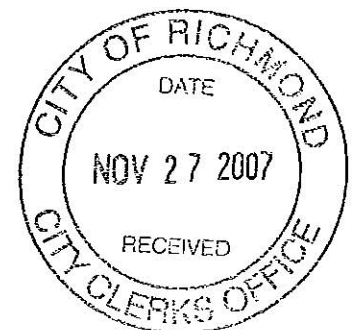
NOV 27 2007

Council members,

Perhaps the Garden City lands outside-legal-counsel matter may be discussed at today's council meeting, e.g., during the approval of committee minutes, specifically the planning committee minutes. If so, please first read my analysis on the Garden City Lands blog, <http://gardencitylands.wordpress.com/>. Background is provided in Questions from Nov. 20 Richmond Planning Committee Meeting, and the legal question and costs are analyzed in Can the referral for outside legal opinion be streamlined?.

& DISTRIBUTED

Jim Wright



TO: MAYOR & COUNCILLORS  
FROM: CITY CLERK'S OFFICE

**MayorandCouncillors**

**From:** Ann Grant [anncgrant@shaw.ca]  
**Sent:** Thursday, 7 February 2008 9:44 AM  
**To:** Ron.Wallace@gov.bc.ca; Thomas.Loo@gov.bc.ca; Gordon.Bednard@gov.bc.ca;  
Colin.Fry@gov.bc.ca; Brian.Underhill@gov.bc.ca; Tony.Pellett@gov.bc.ca;  
Ron.MacLeod@gov.bc.ca  
**Cc:** MayorandCouncillors  
**Subject:** ALR the Garen City Lands, Richmond  
**Importance:** High

To: Public Hearing

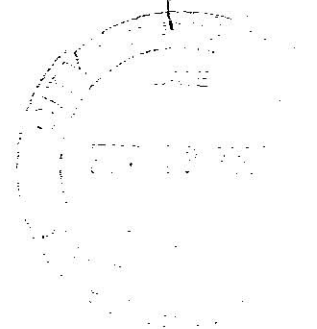
AG 07-387/79

I want to add my voice to those who believe that this land should be kept in the ALR. After all the land in Richmond is some of the best, most fertile farmland in BC. I regret that we have built over so much of this land already! I am completely opposed to the removal of any of this land from the reserve. We need all the land we have for growing food in the region, let alone just for open land! Ann Grant

PHOTOCOPIED

FEB 13 2008

& DISTRIBUTED



**MayorandCouncillors**

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**From:** Larry Sharp [alphareports@shaw.ca]  
**Sent:** Wednesday, 6 February 2008 4:54 PM  
**To:** MayorandCouncillors  
**Subject:** Re: Garden City Lands

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

To: Public Hearing  
AG 07-387179

Dear Council,

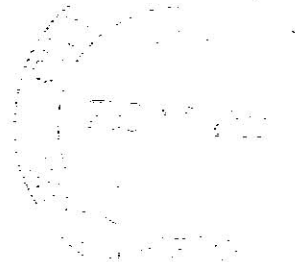
I am appalled that any plan to develop the Garden City Lands site should even be considered at this late date. The last thing Richmond needs is more urban sprawl. What is required is arable land, particularly in light of the threat posed by global warming to agricultural producers throughout North America.

Larry Sharp

PHOTOCOPIED

FEB 13 2008

& DISTRIBUTED



**MayorandCouncillors**

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**From:** Randall White [randwh@telus.net]  
**Sent:** Sunday, 10 February 2008 8:16 PM  
**To:** MayorandCouncillors  
**Subject:** Garden City Lands

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

To: Public Hearing

AG 07-387179

The availability of agricultural land in our urban environment improves our quality of life and is like an insurance policy for the future. It is like a park that allows the recreation of gardening for its users. It has the added benefit of providing healthy food.

I urge you to protect urban agricultural land in Richmond.

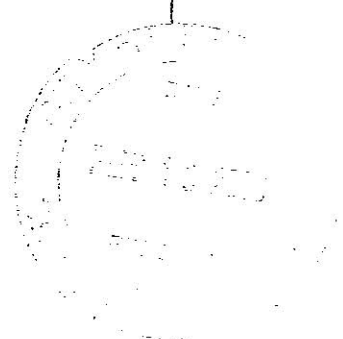
Sincerely,

Randall F. White  
6260 Logan Lane  
Vancouver, BC V6T 2K9

PHOTOCOPIED

FEB 13 2008

& DISTRIBUTED



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

## Mayor and Councillors

**From:** Roland Hoegler [rahoegler@shaw.ca]  
**Sent:** Tuesday, 12 February 2008 10:59 AM  
**To:** Mayor and Councillors; Townsend, Ted  
**Cc:** Erceg, Joe; Crowe, Terry; Eng, Kevin  
**Subject:** (2) Number 4 Road ALR "Open Houses" this past weekend .....but only one told the ACTUAL TRUTH.

To: Public Hearing

AF 07-387179

**Attachments:** Digital Camera Pictures 1483.jpg; Digital Camera Pictures 1487.jpg; Digital Camera Pictures 1485.jpg

PHOTOCOPIED

To:

Council and Staff:

FEB 13 2008  
& DISTRIBUTED

We enjoyed the Open House "propoganda fest" held this past weekend re: that 136 acre "Non (?) " Farm ( and generously sponsored by Richmond Taxpayers ) . We would also advise you to cease and desist the false advertising of this 136 ALR parcel as the "Garden City Lands"...they are NOT the " Garden City Lands " !!!

They are the **NUMBER 4 ROAD Lands** ie the address of this Federal ALR property is **# 5555 NUMBER FOUR Road.**

Of course, IF this 136 acre ALR parcel would be called what they actually are, ie **NUMBER 4 ROAD LANDS** this would bring attention to the other Number 4 Road Properties 1/2 acre or **less in size**, ( 4 ) of which also have ALR Exclusion applications and \$ **2400** in application fees sitting at Richmond City Hall since Nov. 2006 , which for some strange reason have not even been processed yet and are entering their 2nd year collecting dust on City Planners desks.

However, we thought we other Number 4 Road Properties will now step forward with our own " Open House/s " and start taking it on the Road. starting **yesterday** .

We premiered our own # 4 RD. OPEN HOUSE at the South Arm Open House last Saturday Feb. 9 ( **see attached photos above** ).

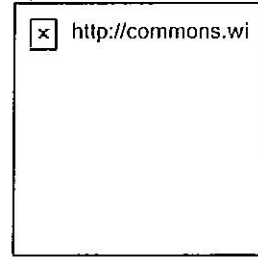
Note in the background the City, CLC and Musqueam representatives behind the doors with our own Open House signs in front of these same doors .

Feel free to comment on the integrity of our own Open House as indicated by the information aka TRUTH posted on our own signs .

We also met via sheer coincidence members of other groups that also take issue with the **136 acre NUMBER 4 ROAD Lands** (aka misnamed Garden City Lands) .

( BTW : The City's Mr. Dave Semple was there as well and can be our witness to what transpired FEB.9 at South Arm . He seemed " VERY VERY " concerned !!! )

We briefed them about a lot of the details of our own #4 RD. issue and the ALC Act, and we think the " Golden Calf " they worship aka the ALR has



been relegated to a cheap " Hammer and Sickle"

= **ALR** via the manner in which the City of Richmond uses it.

Such well meaning Parties who want to protect A-C-T-U-A-L VIABLE FARMLAND are often the very same parties that take serious issue with such matters as RACISM, DISCRIMINATION , HUMAN RIGHTS violations /abuses etc. etc.

Perhaps it was fate that brought us all together at South Arm last Saturday .....that could be quite a potent force if and when we join forces !

Obviously the name would have to change to the:  
" NUMBER 4 ROAD Save - Actual - Viable - Farmland - and - STOP - Using- the- ALR - for - Discrimination etc. etc. COALITION ".

Maybe we can invite Mr. John Furlong and the IOC to that one eh ?  
( Something about political thin -ice event outside the "on time/on budget blah blah blah " Richmond Olympic Oval ? )

Now , as we begin to spread the truth about this sordid mess like Johnny Appleseed, we'll start seeing some great tap dancing on par with " Riverdance " at **6911 NUMBER 3 ROAD** ( built on ex - Farmland ) and we # 4 RD.ALR Prisoner / Hostages on our 1/2 acre farms (???) have the prime seats !!!.

Deceiving the General Public with outright lies combined with outright undeniable discrimination against a distinct group of your very own citizens by trying to bury these very same Richmond citizens in a way that would make Al Capone proud is a volatile brew that will eventually see the light of day.

That day is dawning NOW.

If the General Public starts to wonder "what the hell is going on?", I am sure you , the elected Council and Staff , have the "tap dancing" answers ready, correct ? , as

we are simply following a historical pattern of the conversion of  
(i) " Patience of Job " dis-enfranchised parties to  
(ii) Pro-active " David -versus -Goliath " mode of disenfranchised parties .  
.....aka surely you knew this was 100% predictable , correct ?

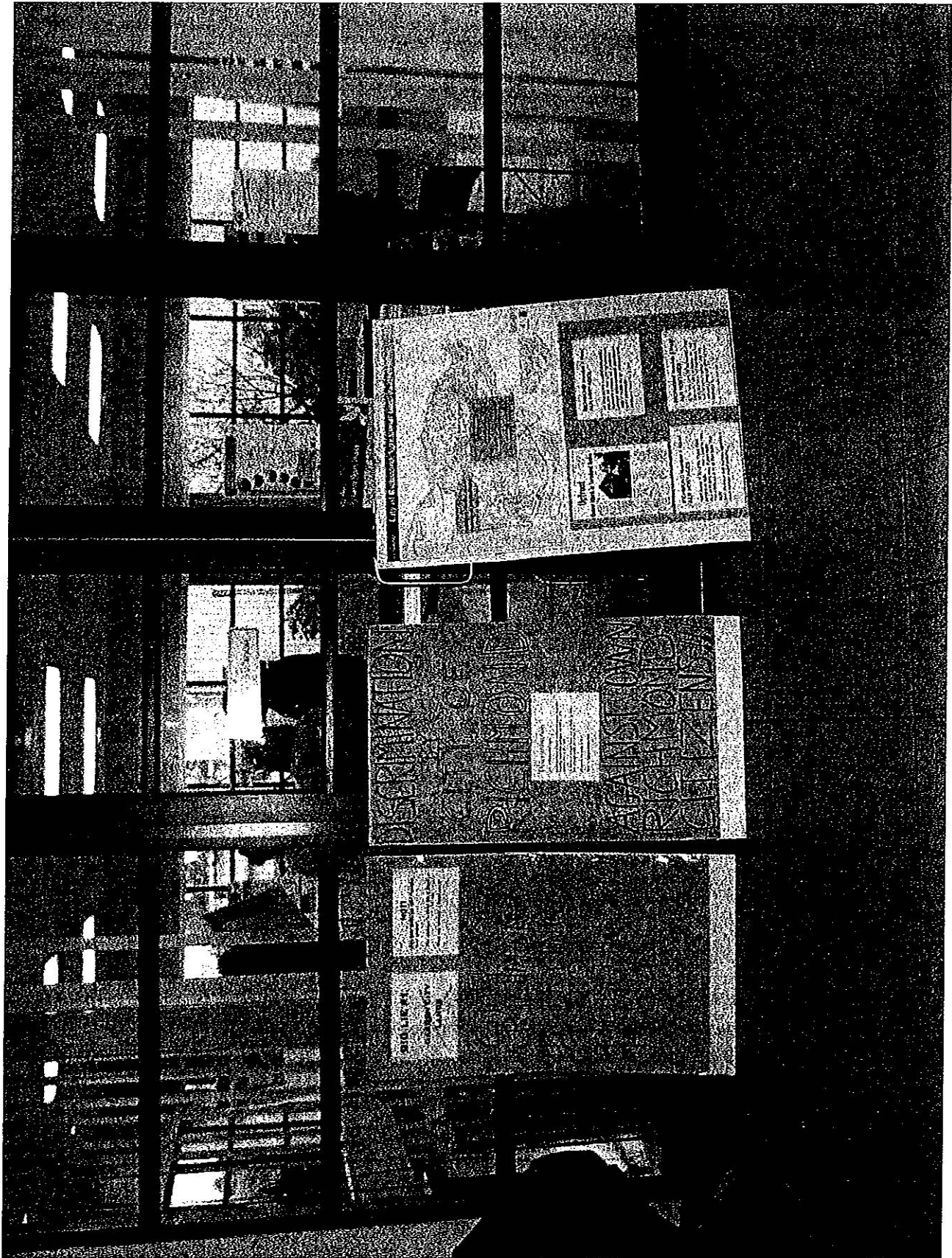
We will leave you with a time- tested quote :

**Si vis pacem, para bellum** .....and rest assured , the law is on our  
*disenfranchised side* .

Let the Taxpayer - Funded tap dancing begin !!!

Roland A. Hoegler





# Update

Under study in Highland Village



Richmond Number 4 Road ALR Hostages

## RICHMOND Number 4 Road ALR HOSTAGES

BECAUSE IT IS LESS THAN TWO  
ACRES IN SIZE, THE LAND IS FOR  
ALL INTENTS AND PURPOSES  
TREATED AS IF IT IS OUTSIDE THE  
ALR.

ALR Chairman Eric Karden, referring to  
small Number 4 Road property

## RICHMOND Number 4 Road ALR HOSTAGES

IT HAS BEEN A LONG STRUGGLE  
POLICY OF THE CITY OF RICHMOND  
NUMBER 4 ROAD AS A KIND OF  
URBAN CONTAINMENT BOUNDARY,  
AND IT DOES SO BY WITHHOLDING  
CITY SERVICES.

Richmond News 9/6/2010

## RICHMOND Number 4 Road ALR HOSTAGES

IT IS THE CITY OF RICHMOND, NOT  
THE ALR THAT IS USING THE ALR  
DESIGNATION TO ENFORCE THE  
USER RESTRICTIONS LIKE THE  
WITHHOLDING OF CITY SEWER  
SERVICES.

Richmond News 9/6/2010

PHOTOCOPIED & DISTRIBUTED  
DATE: Feb 5 2008 RP

12 February 2008

The Federal Minister Responsible For Canada Lands Company  
The Honourable Lawrence Cannon  
Minister of Transport, Infrastructure and Communities  
Tower C, 330 Sparks Street  
Ottawa, Ontario  
K1A 0N5

To: Public Hearing  
To: Ted Tansend for Public Consultation Report

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Dear Sir,

I write to express **my strong and vigorous opposition** to the proposal that The Garden City Lands in Richmond, BC be removed from the BC Agricultural Land Reserve. This proposal has been made by one or more real estate developers for the purpose of creating high density residential housing.

My opposition is based upon the following reasons:

- This parcel, despite the claims of developers, is prime agricultural land. To pave it is to diminish further the ability of this urban area to reduce its dependence on foreign and remote food production.
- As the world supply of petroleum diminishes and the cost increases it will be increasingly vital that urban areas increase their ability to generate their own food.
- The BC Agricultural Land Commission in 2006 determined the parcel to be "prime agricultural land" and rejected an application to exclude it from the ALR.
- The health of the community and the individuals who live in it would be much better served by maintaining the open, agricultural nature of this property than by increasing the population density.
- The existence of a 136 acre parcel of prime agricultural land in the centre of a major Canadian city must be nearly unique in Canada and perhaps the entire world. To allow this vital and spectacular resource to be paved over would, in my opinion, be a tragedy, an abrogation of our responsibility to future generations and a gross dereliction of our duty to protect our environment and our food security.

These lands were transferred to the Canada Lands Company by the previous Liberal government in what can only be seen as a fit of short-sightedness. I urge you to act now to return the lands to federal uses as soon as possible and **not to allow the disposal** by Canada Lands Company of the Garden City Lands for high density urban development. In short, I urge you to take the long view.

I have requested the Minister of Agriculture to declare these unique lands essential for his department's future urban agriculture research and development requirements.

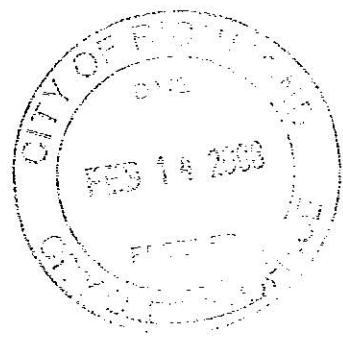
Thank you, sir, for your consideration in this matter. I trust that I and the citizens of Richmond may look forward to your continuing support of Canada's vital agricultural community and your diligent defence of its beleaguered resources.

Yours very truly,



Larry Tolton  
11366 Brd Road,  
Richmond, BC, V6X 1N8

Cc: John Cummins, MP  
Raymond Chan, MP  
Linda Reid, MLA, Province of BC  
Harold Steves, Councillor, City of Richmond



To: Public Hearing  
(Garden City Lands)

## MayorandCouncillors

**From:** Olga Tkatcheva [olga@blocknote.net]  
**Sent:** Friday, 15 February 2008 4:05 PM  
**To:** Townsend, Ted; Wallace, Ron ALC:EX  
**Cc:** Crowe, Terry; MayorandCouncillors  
**Subject:** Re: Garden City Lands in Richmond open houses and forms - problems

Thank you for providing me with the opportunity to express my opinion again and to fill out the new feedback form.

I also glad to hear an assurance that these limitations were not intended to limit the freedom of opinion, but what really matters is the result. The form was far from being neutral - it was preloaded with suggestions, used very complicated language, and had the limitations that we were speaking about before.

I am also curious what part of my message suggests that I am asking to discount a feedback of the other early respondents? I was suggesting to provide them the same opportunity that you are giving to me - to use their own right without any limitations. Maybe my English being a second language is the reason that my words can be interpreted that way?

Have a nice day,

Olga Tkatcheva in Richmond, BC.

----- Original Message -----

**From:** Townsend, Ted  
**To:** Olga Tkatcheva ; Wallace, Ron ALC:EX  
**Cc:** Crowe, Terry ; MayorandCouncillors  
**Sent:** Wednesday, February 13, 2008 10:28 AM  
**Subject:** RE: Garden City Lands in Richmond open houses and forms - problems

Thank you for your response.

By the time your concern was expressed to me it was already the weekend. As I indicated to you at the open house on Saturday we changed the form to remove the required field at the first opportunity which was shortly after the beginning of business on Monday as we do not have web staff working on the weekend. Once again the only intent in the initial use of required fields in the online form was to encourage people to be complete in filling out the form, but we were happy to move those requirements based on your concerns.

We had received only six surveys online before removing the required fields.

As indicated in my previous email, both the online form and the printed survey provide considerable opportunity for written comment in addition to the pre-selected answer options.

These responses will be collated and included in our final report to Council and in any eventual application to the ALC.

Upon reviewing the forms that have been submitted online, it is evident all respondents have been able to clearly articulate their views on this issue so we believe all responses to date to be valid and it would not be fair to those early respondents to discount their feedback.

Should you wish to resubmit your form online, we would be happy to replace it with your new submission.

Ted Townsend  
 Senior Manager, Corporate Communications  
 City of Richmond  
 604-276-4399

2008-02-19

[ttownsend@richmond.ca](mailto:ttownsend@richmond.ca)




---

**From:** Olga Tkatcheva [mailto:[olga@blocknote.net](mailto:olga@blocknote.net)]  
**Sent:** Tuesday, 12 February 2008 23:53  
**To:** Wallace, Ron ALC:EX  
**Cc:** Townsend, Ted; Crowe, Terry; MayorandCouncillors  
**Subject:** Re: Garden City Lands in Richmond open houses and forms - problems

Dear Ron Wallace,

Thank you for your attention to the Garden City Lands public consultation process.

City of Richmond open houses started on Friday Feb.8, 2008, and ended on Monday Feb.11, 2008. I complained about the online form limitations on Saturday Feb. 9. When I checked it on Sunday and Monday, the form was still the same, so I complained to you. I do not know when the form was finally fixed — perhaps on Tuesday morning — but during all these days people were following advice on the open houses and in the local newspapers to use an on-line feedback form that was not fair.

I propose to exclude the data collected from the on-line forms dated before Feb.11 as inadmissible, contact people on the provided addresses and inform these people about limitations being removed, and give them a new opportunity to submit their opinion on-line, to restore the democracy of the process.

I myself filled out the form before it was fixed and was forced to pick some uses in a question that assumed the application to remove the land from ALR has succeeded. I am afraid that my answer will be used in the survey results like "people were supporting use of the City's part for parks and other green space" although I was supporting parks and green space on the whole Garden City Lands — 136 acres left in the ALR and reserved for the future use for agriculture if the necessity will arise. Now I want us all to have an equal opportunity to fill out the form as we wanted.

With best regards,

Olga Tkatcheva in Richmond, BC, 604-244-1074.

----- Original Message -----

**From:** Wallace, Ron ALC:EX  
**To:** [Olga Tkatcheva](mailto:Olga Tkatcheva)  
**Cc:** [TCrowe@richmond.ca](mailto:TCrowe@richmond.ca)  
**Sent:** Tuesday, February 12, 2008 9:27 AM  
**Subject:** RE: Garden City Lands in Richmond open houses and forms - problems

Hi Olga,

Your comments are dully noted. I've copied Terry Crowe from the City of Richmond on this response for their information.

Regards,

Ron Wallace, P.Ag.  
 Land Use Planner

2008-02-19

Provincial Agricultural Land Commission  
133 - 4940 Canada Way  
Burnaby BC V5G 4K6  
604 660-7029 Fax 660-7033

---

**From:** Olga Tkatcheva [mailto:olga@blocknote.net]  
**Sent:** Monday, February 11, 2008 12:30 PM  
**To:** Wallace, Ron ALC:EX  
**Subject:** Garden City Lands in Richmond open houses and forms - problems

Hi, my name is Olga Tkatcheva and I live in Richmond, BC. Right now we are having an open houses re. our City Hall presentation - they propose to apply to remove Garden City Land from the ALR and are going to submit an application to you guys. So They are having open houses and feedback form on-line and paper based.

I just tried to fill in an online Garden City Lands Feedback Form provided on the City of Richmond web-site on the bottom of the page with the Open Houses information. I oppose any housing and commercial development on this land and want it to stay in the Agricultural Land Reserve as they allow using this land as a park or other green space and protect it against development. City of Richmond claims that this form is part of an ongoing public outreach and consultation process regarding the future of the Garden City Lands, but I found that it is designed that way that I could not correctly express my opinion. There are predetermined answers there and if you do not want to choose one of them the form doesn't work and won't let you to submit it so I had to choose something I didn't want anyways and write in the comments area that I do not support the application to remove this land from ALR. This is not the fair way to conduct the research but the manipulation by the public voices. I did not expect that people from the City Hall will behave that way. It is the breach of the public trust. I want you to look into it and see how they conduct the research that will be later given to you, until the form is available on their web-site, it is here:

<http://cms.city.richmond.bc.ca/Page7495.aspx?PageMode=Hybrid>

Thank you,  
with best regards,

Olga Tkatcheva in Richmond BC  
604-244-1074

**MayorandCouncillors**

TELEPHONE & FAX  
COUNCILLOR  
CITY OF RICHMOND

**From:** Cheeying Ho [cheeying@smartgrowth.bc.ca]  
**Sent:** Friday, 22 February 2008 11:46 AM  
**To:** MayorandCouncillors  
**Subject:** letter regarding Garden City Lands and use of term smart growth  
**Attachments:** letter to City of Richmond Feb 2008.doc

To: Public Hearing  
To: Ted Townsend, Joe Gray, Cecilia A'

PHOTOCOPIED

FEB 22 2008

& DISTRIBUTED

Dear Mayor and Council

Attached please find a letter expressing our concerns about the use of the term smart growth in public communications around the proposed plans for the Garden City Lands.

Sincerely,

Cheeying Ho

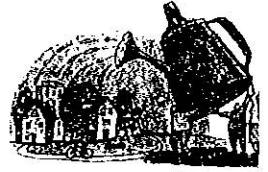
\*\*\*\*\*

**Cheeying Ho**

Executive Director  
**SmartGrowthBC**  
314-402 West Pender Street  
Vancouver, BC  
V6B 1T6  
T. 604.915.5234 x 304  
F. 604.915.5236  
[www.smartgrowth.bc.ca](http://www.smartgrowth.bc.ca)

Smart Growth BC is a non-profit organization working towards more livable communities in British Columbia. Please support our work by becoming one of our 1000 Friends of BC!  
<http://www.smartgrowth.bc.ca/SupportUs/tabid/64/Default.aspx>





February 20, 2008

Mayor and Council  
City of Richmond  
By email

**RE: Use of the term 'smart growth' in reference to Garden City Lands development proposals**

Dear Mayor Brodie and Council:

I am writing on behalf of Smart Growth BC, a non-profit non-governmental organization devoted to fiscally, socially and environmentally responsible land use and development. Working with community groups, businesses, governments of all levels, and the public, we advocate for the creation of more livable communities.

While our organization generally refrains from commenting on specific land use plans or project proposals, we feel compelled to address the City of Richmond's recent use of the term "smart growth" in recent communications documents, including an online public feedback form, regarding plans for the Garden City Lands. Specifically, Question #6a on the form states:

*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?*

However, one of the key smart growth principles absent from the above statement is to "Protect and Enhance Agricultural Lands" including land within the Agricultural Land Reserve (ALR). This principle is included in the definition used by dozens of smart growth organizations and advocates from across North America. Furthermore, for a project or proposal to be considered "smart growth" it must incorporate not only some, but all of the principles:

- 1. Mix land uses.** Each neighbourhood has a mixture of homes, retail, business, and recreational opportunities.
- 2. Build well-designed compact neighbourhoods.** Residents can choose to live, work, shop and play in close proximity.
- 3. Provide a variety of transportation choices.** Neighbourhoods are attractive and have safe infrastructure for walking, cycling and transit, in addition to driving.



4. **Create diverse housing opportunities.** People in different family types, life stages and income levels can afford a home in the neighbourhood of their choice.
5. **Encourage growth in existing communities.** Investments in infrastructure (such as roads and schools) are used efficiently, and developments do not take up new land.
6. **Preserve open spaces, natural beauty, and environmentally sensitive areas.** Development respects natural features and has higher aesthetic, environmental, and financial value.
7. **Protect and enhance agricultural lands.** A secure and productive land base, such as BC's Agricultural Land Reserve, provides food security, employment, and habitat, and is maintained.
8. **Utilize smarter, and cheaper infrastructure and green buildings.** Studies show that infrastructure costs associated with greenfield development are higher over the long term than infill and redevelopment.
9. **Foster a unique neighbourhood identity.** Each community is unique, vibrant, diverse, and inclusive.
10. **Nurture engaged citizens.** Places belong to those who live, work, and play there. Engaged citizens participate in community life and decision-making.

We are therefore writing to request that the term 'smart growth' be removed from the Garden City Lands public consultation process and that all principles of smart growth (including farmland protection) be used when defining the term in the future.

The protection and enhancement of ALR land is at the heart of every sustainable community. Food-producing lands, whether they are currently being farmed or not, will continue to be an extremely valuable asset. As fuel and transportation costs rise, producing food in close proximity to current and future populations will be a food security issue for all citizens.

Smart Growth BC offers an array of resources including our Community Assistance Program and our Smart Growth Advisory Services. We would be happy to discuss examples of strategies for ALR protection while exploring economic development opportunities and the creation of livable communities with the City of Richmond.

Feel free to contact our office directly or access many of our publications on creating vibrant, mixed-use communities that are available on our website: <http://www.smartgrowth.bc.ca>.

Yours sincerely,



Cheeying Ho  
Executive Director

# Mayor and Councillors

**From:** Leo Stasyuk [leonstas@shaw.ca]  
**Sent:** Saturday, 23 February 2008 2:39 PM  
**To:** Mayor and Councillors  
**Subject:** For Councillor Cynthia Chen

THE MAYOR & COUNCIL  
CITY OF RICHMOND  
FROM: JOHN MERRILL, CHIEF OF STAFF

PC: To Public Hearing

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Dear Councillor Cynthia Chen,

Feb. 20,

2008

My name is Leonid Stasyuk and I have been living in Richmond for 12 years. I worry about the status of the Garden City Lands.

Personally I think it's very important to keep the Garden City Lands green, and build a green park over there. Unfortunately I've heard that City Council is going to reduce the park zone rate per person, which is very unfortunate. Many Richmondees love this green square in the middle of the city and want to protect it from the housing and commercial development. There are huge housing developments to the north and south and all these people will need a park or other green facilities soon.

I am asking Council to reconsider this agreement and to start looking for other solutions. I hope City Council will come up with a right one. Please save this land for the future generations. If for some reason it wouldn't be possible to keep this land in the ALR, please build a park on the city's share contiguous parcel and do not allow any residential development. It's very simple, more residential towers will bring more people on the roads. The recent carbon tax would not change much of driving behavior of those who need to drive to work, school, etc. Traffic congestion in Richmond is a huge problem. I know city council and the Mayor are working hard on this issue, but it looks like it's not enough. The Canada Line would not solve much of the traffic problem for Richmond either as it's intended mostly for Vancouver commuters. Therefore, please do not allow any residential development on the Garden City Lands and build a green park over there.

Best personal regards,

Leonid Stasyuk, Richmond, BC.

**PHOTOCOPIED**

FEB 25 2008  
c/o Shanah  
& DISTRIBUTED



I, Deirdre Whalen reside at 13631 Blundell Road, Richmond. I have lived in Richmond since 1975.

Thank you for the opportunity to speak to you again about the Garden City Lands. Thanks also for the questions you posed to me last week at the General Purposes committee. I've has some time to think them over.

I am speaking this evening to encourage the Mayor and Council to re-think the application to remove the Garden City Lands (GCL) from the Agricultural Land Reserve (ALR). I oppose the application by responding to these questions.

**1. What are Richmond's needs?** A city bases its needs on the public good. Mayor Brodie put it best when he said "What we're looking for is not a developed area. What we're looking for is an open space, green space, environmental use, for the use and enjoyment of all people in our city and certainly the people of the city centre."

- Keeping the GCL in the ALR ensures all Richmond's needs are covered

**2. What are the permitted uses in the ALR?** They include test plots, urban agriculture, community gardens, experimental farms for education, walking trails, playing fields, water reservoirs and open space for indigenous plants and animals.

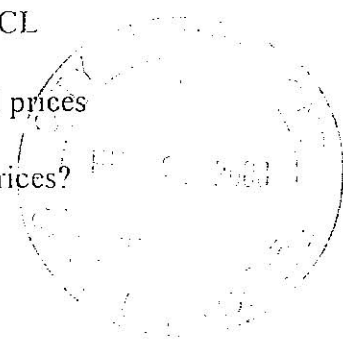
- Securing land for food production, open space and green space is a worthy goal

**3. In a compact urban core, what is necessary for livability?** I believe planners would agree with me - the preservation of **public green space** is essential to livability. But the problem is, most of the land in our urban core is privately owned.

- GCL is special because it has always been publicly owned
- We would not have to deny a private owner the honest value to amass green space
- This land belongs to the public
- If there is a will, we can find a way to keep it public

**4. What are we fearful of? Losing the MOU?** In my view the City is acting in haste and the MOU is outdated. It is stuck in the old way of thinking that developing land is always a good thing. The MOU puts the onus on Richmond to develop more land in the urban core than our official community plan (OCP) requires. How is this good for us?

- According to the OCP, the GCL were not used in growth projections
- OCP also says we are short 100's of acres of parkland – why not use the GCL
- Nothing in the MOU resolves the shortage of park space in the city core
- If the GCL is developed, where do we find more park space? At residential prices - millions of dollars per acre?
- If the GCL is developed, mustn't we buy land for schools? At residential prices?



**5. What about the Musqueam?** The MOU also makes us fearful that the Musqueam will take all of the land if we don't proceed. But so far, successful land claims have only been on land that is adjacent to reserve land. The GCL is not contiguous with reserve land. So why should we fear we will lose the GCL in this way?

- Musqueam were successful gaining the Musqueam golf course and River Rock which are adjacent to their reserve
- The MOU would give the Musqueam land they could otherwise not lay claim to

**I conclusion, I believe there is another way.**

- Richmond needs to preserve open space, green space
- The GCL is public land and always has been
- The MOU is not a good thing for Richmond
- There is nothing to fear by canceling the MOU

I would ask you. Must we trade off our children's future? Many of our immigrants came to Richmond to get away from just the kind of city this MOU wants to create. They came here for a better life for their kids. We deserve more green space.

I encourage everyone watching here tonight to write a letter - you can make a difference! And come to the Public Hearing on March 11<sup>th</sup> - get involved and you will be heard.

Thank you.

De Whalen

H 604.273.6159

C 604.273.6159

**MayorandCouncillors**

From: Pantelis Karaplis [pantelis\_karaplis@shaw.ca]  
 Sent: Monday, 25 February 2008 10:35 PM  
 To: MayorandCouncillors  
 Subject: Message for Mayor Malcolm Brodie, Councillor Evelina Halsey-Brandt, Cynthia Chen, Bob Ransford, Derek Dang

To: Public Hearing 07-877-74

PHOTOCOPIED

FEB 26 2008

& DISTRIBUTED

Hello,

Could you please forward this message to the above listed Councillors.

I attended the February 25 Council meeting about the Garden City lands. As the constant theme is that this is the only deal possible or we loose all, I refer you to a letter from MP John Cummins:

[http://www.bclocalnews.com/richmond\\_southdelta/richmondreview/opinion/13950772.html?period=W](http://www.bclocalnews.com/richmond_southdelta/richmondreview/opinion/13950772.html?period=W)

Sincerely,  
 Pantelis Karaplis  
 6260 Skaha Crescent  
 Richmond V7C 2R2

tel:604-873-7481



## Richmond shouldn't feel threatened to accept bad Garden City lands deal

January 18, 2008

The key to a long-term community plan for sustainable, environmentally friendly development in the heart of Richmond doesn't rest with a scheme that will pave over more than half of the 136 acres of the fertile Garden City agricultural lands.

Nor should the people of Richmond feel so threatened that they must honour a deal cooked up behind closed doors by a previous government—a bad deal that will simply see a native band reap the financial benefits of a huge private condo tower development on valuable open space adjacent to Richmond's core.

Geoff Plant's recent letter to the editor addressing the future of the Garden City lands pleads for the current agreement between the city, the Musqueam and the federal government's land disposal agency to be honoured. Yet there is nothing in that agreement that will benefit the people of Richmond and plenty that runs counter to the notion of sustainable, environmentally friendly development.

In September 2006, the province's Agricultural Land Commission categorically rejected an application to exclude the lands from the Agricultural Land Reserve stating that the property is "prime agricultural land." Yet the Musqueam and the City of Richmond are forcing Canada Lands to reapply to the commission to re-designate the lands.

Contrary to Mr. Plant's assertion, the Musqueam band does not have a right to obtain the land in its entirety. The only reason the lands are the subject of the Musqueam's interest is that a previous federal Liberal government declared them surplus to federal needs. The Musqueam have only one intention—development of at least half of the lands with high density urban development.

Under the current agreement, which Mr. Plant terms "honourable," the people of Richmond do not get a "portion" of the lands as Mr. Plant implies. The agreement calls for the city to be given 50 per cent of the lands—not contiguous but "scattered" throughout the site that would be developed by the Musqueam and the federal government.

Many people in Richmond have told me they want to see this land remain agricultural and all of the open space preserved. They do not want to be coerced into accepting an agreement that gives them little more than a few small pockets of park scattered amongst a sprawling high-rise development.

However some fear the prospect of the Musqueam getting all of the Garden City lands and developing it completely.

We must remove that threat of such an undesirable option.

Therefore, I am urging the federal government to declare the lands once again integral to federal needs

so that valuable agricultural land and open space can be preserved in perpetuity.

I believe there is an opportunity for the federal government to lead a process involving the city government and the people of Richmond in developing a world-class model of green urban infrastructure in the heart of an already dense city centre, making land available for various forms of agriculture, recreation and public enjoyment.

John Cummins is MP for Delta - Richmond East.

**Find this article at:**

[http://www.bclocalnews.com/richmond\\_southdelta/richmondreview/opinion/13950772.html?period=W](http://www.bclocalnews.com/richmond_southdelta/richmondreview/opinion/13950772.html?period=W)

Check the box to include the list of links referenced in the article.

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CITY OF RICHMOND  
COUNCILLOR  
OFFICE

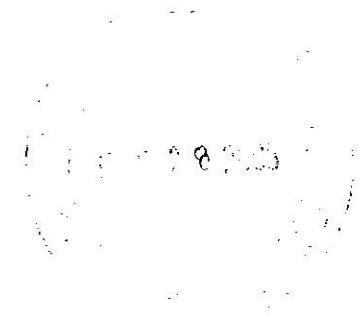
To: Public Hearing  
Date: March 11, 2008  
Item # 1  
Re: Garden City Lands  
ALR Exclusion Application

Mayor and Councillors

From: on behalf of Mayor and Councillors  
Subject: FW: Send a Submission Online (response #163)

From: Webgraphics [mailto:webgraphics@richmond.ca]  
Sent: Thursday, 28 February 2008 19:29  
To: Mayor and Councillors  
Subject: Send a Submission Online (response #163)

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Name:                                | sharon renneberg                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Your Address:                             | 4311 shackleton gate richmond bc                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Subject Property Address OR Bylaw Number: | 5555 no.4 road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Comments:                                 | As a long term resident of Richmond, I am dismayed by the spirally development of all available farmland in the "Garden City". I am increasingly alarmed that council is respecting the wishes of Richmond's citizens that our city should be a leader in sustaining food supply locally. The proposal of Kwantlan's team is viable. It is that type of forward thinking that will save our city from being paved over and left hungry. I urge each council member to listen to the electorate, not the developers and reject the application to remove this parcel from the ALR |





To Public Hearing  
Date: March 11, 2008  
Item # 1  
Re: Garden City Lands  
ALR Exclusion Application

**Mayor and Councillors**

**From:** Geoff Snell [geoffsnell@shaw.ca]  
**Sent:** Friday, 29 February 2008 12:03 PM  
**To:** Mayor and Councillors  
**Subject:** Proposal for land removal from ALR

Hello,

As a resident of Richmond I'm very concerned about the upcoming proposal to remove land out of the ALR. I believe any removal of farmland, whether it is currently being farmed or not, is a huge mistake that we'll end up paying for in the long term.

On a similar note, I was also interested in why Councillors Harold Steves, Linda Barnes, and Sue Halsey-Brandt recently voted against allowing the public a chance to comment on said removal?

I will be watching the coming vote with great interest, and how councillors vote on this issue will be one of the deciding factors for myself and family as to who we will be voting for in the next municipal election. Please keep this in mind when making your decision.

Warm Regards  
Geoff Snell

Richmond BC

TO: MAYOR & COUNCILLORS  
RICHMOND CITY CLERK'S OFFICE

To: Public Hearing  
Date: March 11, 2008  
Item # 1  
Re: ALR Exclusion  
Application - Garden City Lands

**Mayor and Councillors**

**From:** on behalf of Mayor and Councillors  
**Subject:** FW: Send a Submission Online (response #164)

**From:** Webgraphics [mailto:webgraphics@richmond.ca]  
**Sent:** Friday, 29 February 2008 12:05  
**To:** Mayor and Councillors  
**Subject:** Send a Submission Online (response #164)

|                                           |                                                                                                                                                                                                                                                              |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Name:                                | Jacqui Oostergo                                                                                                                                                                                                                                              |
| Your Address:                             | 9391 Glenbrook Drive                                                                                                                                                                                                                                         |
| Subject Property Address OR Bylaw Number: | Garden City Lands                                                                                                                                                                                                                                            |
| Comments:                                 | I agree with the removal from the ALR and for the property to be developed into greenspace, parks, sports fields, community gardens and potentially at exhibition centre. I do not want to see more housing on this space. Thank you for allowing our input. |

|                           |
|---------------------------|
| To Public Hearing         |
| Date: March 11, 2008      |
| Item #                    |
| Re: Garden City Lands     |
| ALR Exclusion Application |

MayorandCouncillors

From: on behalf of MayorandCouncillors  
 Subject: FW: Send a Submission Online (response #165)

From: Webgraphics [mailto:webgraphics@richmond.ca]  
 Sent: Friday, 29 February 2008 14:36  
 To: MayorandCouncillors  
 Subject: Send a Submission Online (response #165)

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Name:                                | Tadd Berger                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Your Address:                             | 7720 Afton Drive, Richmond, BC V7A 1A4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Subject Property Address OR Bylaw Number: | Garden City Lands, 5555 No. 4 Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Comments:                                 | <p>It is clear that there is interest by developers and other interested parties to remove land from the ALR in areas with high property values. However; it was for exactly that reason the ALR was established. To keep agriculturally viable lands protected, even in the face of high land values. The Garden city lands are not currently being actively farmed, but the thick vegetation, and previous ALC decisions clearly demonstrate the viability of the land. When the ALC said NO to the last application, the correct decision was made. Do not show that repeated pestering and reapplications will ware away the ALC's resolve. Save the farmable lands for future farming needs. Any other decision is simply short sighted. Thank you.</p> |



2008-03-11 11:00 AM  
COUNCILOR  
CITY OF GARDEN CITY

**Mayor and Councillors**

**From:** Barbara McMillan [barbmcmillan@shaw.ca]  
**Sent:** Sunday, 2 March 2008 8:37 AM  
**To:** Mayor and Councillors  
**Subject:** THE GARDEN CITY LANDS

**Attachments:** Mayor Brodie letter.doc

To Public Hearing  
Date: March 11, 2008  
Item # 1  
Re: Garden City Lands  
ARB Exclusion Application



Mayor Brodie  
letter.doc (64 KB...)

PLEASE FIND ATTACHED MY THOUGHTS ON THE GARDEN CITY LANDS.

Sincerely,  
Barbara McMillan

To Mayor Malcolm Brodie and the Richmond City Councillors:

RE: THE GARDEN CITY LANDS

I have never written to any politician over any issue before.

I am writing to ask that the Garden City Lands stay in the Agricultural Land Reserve.

I feel that such a valuable piece of arable land should not be lost to development. As a Richmond resident for almost 30 years, I have watched the farmland being eroded. We now have churches and golf courses on the Agricultural Land Reserve. Large tracts of land are held by speculators and not being used to their full potential.

With the spectre of Climate Change and rising transportation prices looming over us, imported food will become more expensive. We should be protecting our food growing resource – the land.

Richmond is ideally situated to grow many crops year round. I pick arugula, chard and kale from my small backyard garden all winter.

The Garden City Lands could become a green oasis in the middle of our city. I visualize a demonstration garden, to teach Richmond residents how to grow their own healthy vegetables and fruit. There should also be a native plants area to show how the Musqueam Band and others thrived off our island's bounty. Perhaps Kwantlen college could teach some of their horticulture classes there.

Richmond is a great city, but it is losing sight of its history. In the early days, Richmond farmers provided vegetables, dairy products and even wheat for a growing Vancouver. Saving the Garden City Lands for agriculture would retain those roots and give us, the Richmond residents, a place to learn about & enjoy our agricultural heritage.

Sincerely,

Barbara McMillan  
7160 Schaefer Avenue  
Richmond, BC

TO: MAYOR & COUNCILLORS  
FROM: CITY CLERK'S OFFICE

Public Hearing  
Date: March 11, 2008  
Item # 1  
Re: Garden City Lands  
ALR Exclusion Application

Mayor and Councillors

From: on behalf of Mayor and Councillors  
Subject: FW: Send a Submission Online (response #167)

From: Webgraphics [mailto:webgraphics@richmond.ca]  
Sent: Saturday, 1 March 2008 23:37  
To: Mayor and Councillors  
Subject: Send a Submission Online (response #167)

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Name:                                | Laura Preece                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Your Address:                             | 11833 Seabrook Crescent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Subject Property Address OR Bylaw Number: | Garden City Lands, 5555 No. 4 Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Comments:                                 | As a Richmond resident of my whole 22 years, I have seen the expansion of the city from No 6 Road all the way down into Steveston. I remember when there were the airplane poles with the balls on them in the field when there were signs saying: Private Government Property. Garden City Lands should stay in the ALR because it is an important part of the eco-system. It takes years and even decades to have good farming soil available and the Garden City Lands area is perfect. There are always a number of Herons, Eagles, Ducks and other wildlife taking rests in the fields. The lands should be turned into an Eco-Park, much like the Richmond Nature Park, or used in another way to benefit the land itself and the city. Richmond doesn't need any more concrete apartment buildings and high rises. I don't even enjoy living in Richmond as much as I used to because of how quickly it is turning into a "Little Vancouver" Keep what natural lands there are because one day there won't be any more. |

TO: MAYOR & COUNCIL  
 COUNCIL OF  
 RICHMOND CITY CLERK'S OFFICE

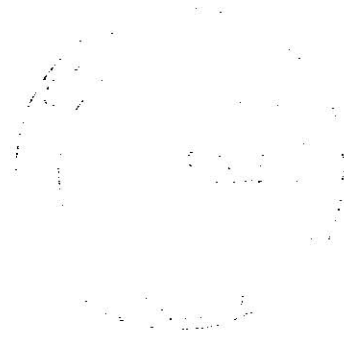
To Public Hearing  
 Date: *March 11, 2008*  
 Item #: *1*  
 Re: *Garden City Lane*  
*ALR Exclusion Application*

**MayorandCouncillors**

**From:** on behalf of MayorandCouncillors  
**Subject:** FW: Send a Submission Online (response #166)

**From:** Webgraphics [mailto:webgraphics@richmond.ca]  
**Sent:** Saturday, 1 March 2008 18:47  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #166)

|                                           |                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Name:                                | Sui Fen Lai                                                                                                                                                                                                                                                                                                                                               |
| Your Address:                             | 6-9551 Ferndale Rd., Richmond                                                                                                                                                                                                                                                                                                                             |
| Subject Property Address OR Bylaw Number: | 5555 No. 4 Rd, Richmond                                                                                                                                                                                                                                                                                                                                   |
| Comments:                                 | Dear Governors, According to my research, most families in our community have at least one child; as for me, I have two children. We parents have been long for a community center to be built near our house. The children need more space for exercises. Thus, I highly recommend that a COMMUNITY CENTER should be built on the site Regards, Sui Fen. |



MayorandCouncillors

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

To Public Hearing  
Date: March 11, 2008  
Item # 1  
Re: Garden City Lands  
ALR Exclusion Application

From: on behalf of MayorandCouncillors  
Subject: FW: Send a Submission Online (response #170)

From: Webgraphics [mailto:webgraphics@richmond.ca]  
Sent: Sunday, 2 March 2008 22:48  
To: MayorandCouncillors  
Subject: Send a Submission Online (response #170)

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Name:                                | J. Bellian                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Your Address:                             | C-23, RR#2, Wilde Road, Powell River, BC, V8A 4Z3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Subject Property Address OR Bylaw Number: | Garden City Lands, 5555 No. 4 Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                           | <p>I am writing from Powell River, as the Administrator of the Powell River &amp; District Agricultural Association. I also coordinate our local farmers' market and operate a 16 acre mixed farm in the area. I am opposed to the removal of ALR lands in all regions of BC, including both our own isolated, rural region, and urban areas such as Richmond. The lands set aside in the ALR for food-growing-whether it is crops or mixed livestock (meat, eggs, dairy)- are a very small percentage of land; 2% in our case. That leaves 98% of the land in the region available for development and other uses. I assume the percentage of protected land in Richmond is also small. There is no need to cut into this already small portion of land and to do so is to give up the future capacity of your area to produce local food for local consumption. In the case of Richmond, prime farm land has already been lost to concrete and pavement; a growing population is more reason to seek innovative and forward looking alternatives for the land. Urban agriculture -small-scale, mixed, diverse, organic- has great potential in dense areas, and has many benefits; economic, health, educational, community-building, environmental. For more than a year our community was involved in opposing a removal application here of approximately</p> |



Comments:

800 acres of ALR land inside the municipality. The history of that process is now archived on the ALC website. After a long process, the commission finally rejected the application in its entirety. Like members of your community are doing, the people of Powell River also put forward specific examples of positive, community-oriented uses for the land. That is to say, the values reflected were values of wide community benefit; not short term monetary gain for a few. By drawing on the expertise of your citizens, there is no reason why alternative agricultural 'development' can not also provide economic benefit, if that is a motive for exclusion. Richmond is in a position to make wise decisions now that will affect the direction and character of growth in your city. Awareness of local food and farming issues has increased enormously in this last year. Also the newly released BC Plan for agriculture clearly indicates that there will be active support for new and locally-focused initiatives in all levels of food production. Until now, farmland has not been noticed or appreciated for its true community worth. It is a precious resource, ensuring independence and security in terms of the basic human need for food. As people come to this awareness, city planning and development that ignores this will be sorely behind the times. I would like to respectfully ask your council members to refer to the Susuki Foundation and Smart Growth materials relating to Agricultural Reserve Lands and any other information that can help you make truly informed decisions about the lands within the whole context of your city. J. Bellian Powell River

TO: MAYOR & EACH  
COUNCILLOR  
CITY CLERK'S OFFICE

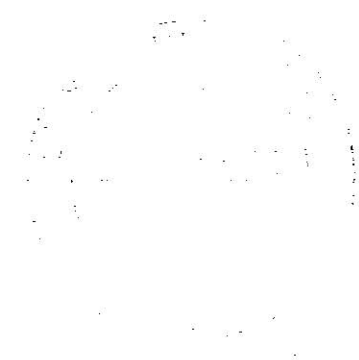
To Public Hearing  
Date: March 11, 2008  
Item # 1  
Re: GARDEN CITY LANDS -  
ALR Exclusion Application

Mayor and Councillors

From: on behalf of Mayor and Councillors  
Subject: FW: Send a Submission Online (response #169)

From: Webgraphics [mailto:webgraphics@richmond.ca]  
Sent: Sunday, 2 March 2008 17:15  
To: Mayor and Councillors  
Subject: Send a Submission Online (response #169)

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Name:                                   | Vern Renneberg                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Your Address:                                | 4311 Shackleton Gate                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Subject Property Address<br>OR Bylaw Number: | 5555 No 4 Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Comments:                                    | I am a long term resident of Richmond. I am dismayed by the increasing development of all available farmland in the "Garden City". The proposal of Kwantlan's team is vialbel. It is that type of forward thinking that will save our city being paved over. I urge each council memeber to listen to the electorate, not the developers and reject the applicaiton to remove this parcel from the ALR. There is a reason why it is called "Garden City" and not "Parking Lot". |



## MayorandCouncillors

|                           |
|---------------------------|
| To Public Hearing         |
| Date: March 11 2008       |
| Item # 1                  |
| Re: Garden City Lands     |
| Att-Exclusion Application |

From: on behalf of MayorandCouncillors

Subject: FW: Send a Submission Online (response #168)

From: Webgraphics [mailto:webgraphics@richmond.ca]

Sent: Sunday, 2 March 2008 11:50

To: MayorandCouncillors

Subject: Send a Submission Online (response #168)

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Name:                                   | Egidio Spinelli                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Your Address:                                | 5480 Cathay Rd., Richmond                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Subject Property Address<br>OR Bylaw Number: | Garden City Lands, 5555 No. 4 Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                              | <p>I am voicing my opposition with taking the Garden City Lands out of the ALR as planned by the City of Richmond. I would suport keeping the lands in question as agricultural land through development of urban agriculture. Attached is a copy of the letter I have sent to the Agricultural Land Commission for consideration at the March 11th hearings. The letter follows: Ron Wallace Land Use Planner, South Coast Provincial Agricultural Land Commission March 3rd, 2008 Dear Mr. Ron Wallace and Commission South Coast Panelists, I am writing to voice my strong opposition to the City of Richmond taking the Garden City Lands (Garden City Lands, 5555 No. 4 Rd. Richmond) out of the ALR. I am a born and raised citizen of Richmond who currently lives in Richmond with my parents and works in the Lower Mainland. My opposition to taking the Garden City Lands out of the ALR is as follows and I sincerely hope that the commission that will take these into account when deciding the fate of the Garden City Lands on March 11th. My most important worry is that Richmond has seen a tremendous loss of Agricultural Land not protected by the ALR. This has been encroaching on ALR land as developers, with the tacit agreement of City Council, look for ways to densify the city. There are even cases where agricultural lands not in the ALR</p> |

Comments:

have been clandestinely used as dumping grounds. Richmond has some of the most productive alluvial agricultural lands in BC and we are seeing an erosion of this due to development. I believe this is a very myopic view of development which does not take into account food security or the benefits of having locally grown and managed agricultural land. With the rising costs of fuel and the ethical impacts of transportation, I find it hard to believe that locally grown products and farms which feed Richmondites are being replaced with buildings under the auspices of the city of Richmond. The Garden City Lands have not only been deemed arable by agrologists, they are centrally located to transportation links as well as market places, and most importantly, are designated ALR, which trumps the municipality. Once this land disappears, it is forever. More importantly, as a citizen of Richmond why should I have to rely on agricultural products produced outside of Canada, when these goods could be produced at the local level.

Understandably, the Garden City Lands will not feed all of Richmond, but I believe that keeping them in the ALR is a reaffirmation of the importance of local agriculture, our history as an agricultural city as well as a recognition that urban agriculture is possible and viable. Not to mention the wildlife that would benefit from this land. Why not have the Garden City Lands divided into plots where citizens without backyards can grow vegetables, why not have a farm where school children can have the opportunity to see where local food comes from or a urban agriculture research station and why not have even a farmer who produces produce and sells it locally, meters away from high rise apartments. This would be a model unique in all of Canada. I could go on for many more pages but I will stop here. I hope that some of my arguments will be relevant to the Agricultural Land Commission Panel when it sits on March 11th to consider whether or not to remove the Garden City Lands from the ALR. Please do not take out the Garden City Lands out of the ALR. Richmond and the Lower Mainland need more local farmland.

Please keep them secure from unsustainable development which does not take into account food security. Sincerely yours, Egidio Spinelli, 5480 Cathay Road, Richmond, BC V7C3C8 cc Mr. Brian Underhill and Mr. Colin Fry, Executive Director, Provincial Agricultural Land Commission (email) City of Richmond, City Clerk Mr. Raymond Chan, MP

MayorandCouncillors

TO: MAYOR AND COUNCILLORS  
FROM: CITY CLERK

To Public Hearing  
Date: *March 11, 2008*  
Item # *1*  
Re: *Garden City Lands  
and Exclusion Application*

From: on behalf of MayorandCouncillors  
Subject: FW: Send a Submission Online (response #172)

PHOTOCOPIED

From: Webgraphics [mailto:webgraphics@richmond.ca]  
Sent: Tuesday, 4 March 2008 03:11  
To: MayorandCouncillors  
Subject: Send a Submission Online (response #172)

MAR 4 2008  
& DISTRIBUTED

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Name:                                | David Smith                                                                                                                                                                                                                                                                                                                                                                                                          |
| Your Address:                             | 201-8911 Westminster Hwy. Richmond BC                                                                                                                                                                                                                                                                                                                                                                                |
| Subject Property Address OR Bylaw Number: | 5555 NO.4 Rd (Garden city land)                                                                                                                                                                                                                                                                                                                                                                                      |
| Comments:                                 | I believe this should remain in the federal researve untill someone capable can decide what should be done with it. Maybe it shoud be the next "Minarou" parkland. Instead of a cash grab. Can one person tell me they are not looking at the books and really looking out for what Richmond can be, instead of how much they can "get" for "IT". I think it should be designated as federal parkland for now.-David |

TO MAYOR & EACH  
COUNCILLOR  
AND CITY CLERK'S OFFICE

To Public Hearing  
Date: March 11, 2008  
Item # 1  
Re: Garden City Lands  
ALR Exclusion Application

**MayorandCouncillors**

From: on behalf of MayorandCouncillors  
Subject: FW: Send a Submission Online (response #171)

**From:** Webgraphics [mailto:webgraphics@richmond.ca]  
**Sent:** Monday, 3 March 2008 17:23  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #171)

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Name:                                   | Anne Lerner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Your Address:                                | 12633 No. 2 Road, #418                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Subject Property Address<br>OR Bylaw Number: | Garden City Lands                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Comments:                                    | I am opposed to taking the Garden City Lands out of the Agricultural Land Reserve. Richmond is becoming an overcrowded future slum with residents looking out their windows directly into their neighbor's windows across starkly paved ground. Would Manhattan develop/pave Central Park? Would Vancouver develop/pave Stanley Park? Would San Francisco develop/pave Golden Gate Park? Like those examples, the Garden City Lands is an unspoiled jewel. As we drive or walk near the area, the magnificent circumferential vista of snow-capped mountains is a world class view and an exhilarating treat for all citizens. It is so uplifting and calming. Taking the lands out of the ALR is NOT a community benefit. The Lands currently provide a community benefit, and the proposed ALR exclusion would rob Richmond of that unique benefit. This issue requires much more consideration along with clear accurate answers to all legal issues available to preserve it in the ALR. Anne Lerner |



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

To Public Hearing  
Date: March 11, 2008  
Item # 1  
Re: Garden City Lands  
ALR Exclusion Application

MayorandCouncillors

From: on behalf of MayorandCouncillors  
Subject: FW: Send a Submission Online (response #173)

From: Webgraphics [mailto:webgraphics@richmond.ca]  
Sent: Tuesday, 4 March 2008 10:24  
To: MayorandCouncillors  
Subject: Send a Submission Online (response #173)

PHOTOCOPIED

MAR 4 2008

& DISTRIBUTED

|                                              |                                                                                                                                                               |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Name:                                   | Olivia Yen                                                                                                                                                    |
| Your Address:                                | 9 - 6099 Alder St, Richmond, BC V6Y0A8                                                                                                                        |
| Subject Property Address<br>OR Bylaw Number: | 5555 No. 4 Road (bounded by Garden City Rd, Alderbridge, No 4 and Westminster Hwy)                                                                            |
| Comments:                                    | I would strongly endorse the Block Application to the Agricultural land Commission to exclude the "Garden City Lands" from Agricultural Land Reserve. Thanks. |





**MayorandCouncillors**

|                          |
|--------------------------|
| To: Public Hearing       |
| Date: March 11, 2008     |
| Re: 1                    |
| Re: Garden City Lands    |
| MR Exclusion Application |

From: on behalf of MayorandCouncillors

Subject: FW: Send a Submission Online (response #174)

PHOTOCOPIED

From: Webgraphics [mailto:webgraphics@richmond.ca]

Sent: Tuesday, 4 March 2008 21:39

To: MayorandCouncillors

Subject: Send a Submission Online (response #174)

MAR 5 2008

DISTRIBUTED

|                                              |                                     |
|----------------------------------------------|-------------------------------------|
| Your Name:                                   | Barbara Huisman                     |
| Your Address:                                | 6611 Gainsborough Drive             |
| Subject Property Address<br>OR Bylaw Number: | 5555 No. 4 Road (Garden City Lands) |

Comments:

I wish to voice my strong opposition to the proposed removal of the Garden City Lands (GCL) from the Agricultural Land Reserve (ALR). The GCL provide one of the few truly open and natural settings in the middle of an ever-growing city. We need more open space, not less. The GCL should be kept within the ALR and used for any permissible uses under that designation: for example, an urban agriculture education centre as proposed by Kwantlen, parkland, sports fields, or just plain open space. With the international concern over global warming, it is inconceivable that removal of this land in the middle of the city already short on green space can be a good idea. It is only good for those who will profit from the high rises that will go up. The City has tried to claim, through this deal they have worked out, that we will get this large tract of land for city use. But this just cannot be the case, since the MOU stipulates that the city land will not be contiguous. We the citizens do not want to pay for the greenery that goes in and around the high-rise complexes. It is unconscionable that the City continues to portray the City's proposed portion as one large area. It is misleading. I don't believe the citizens to date have had a fair opportunity to learn about the Garden City Lands. Early this year the City did a phone survey of a

number of residents to get their input on the proposed development. I myself was called for the survey, and was surprised when they never asked the question if I was in favour of removal of the lands from the ALR. Instead the questions were geared towards asking the participants what sort of development they would want. I had to eventually opt out of the survey, since I could not voice my concern over removal of the lands. Hence the survey ended up being skewed in favour of those who were either not familiar with the whole issue, or who wanted the lands removed from the ALR for development. Those of us who knew what was at stake and who did not agree with commercial development of the lands did not have a voice. Surely the removal of such a large tract of land from the city deserves a full and unbiased survey among the residents. As someone who graduated in mathematics and statistics, I can categorically say that the survey conducted by the city of Richmond would not stand up statistically. Those of us who want to retain the lands in the ALR are motivated not by profit, but by concern for the environment, livability, and food security which is surely what life on this planet is all about in the long run. I would ask the ALC to listen to the voices of the citizens of Richmond first and foremost.

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

To Public Hearing  
Date: March 11, 2008  
Item # 1  
Re: Garden City Lands  
ALR Exclusion Application

Erling Jepsen  
426 Drake Street  
Nanaimo, BC V9S 2S9  
3rd March 2008

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Director of City Clerk's Office,  
Attention: David Weber,  
City Hall, Richmond, BC.

Propose Garden City Lands from the Agricultural Land Commission (ALC)  
to exclude the properties known as the "Garden City Lands" from the Agricultural Land  
Reserve (ALR)

4105-04-02  
X:  
07-38717

In your information sheet, about the taking the Garden City Land out of the Agricultural Land Reserve, there were no mention what the land is going to be used for. I will make a wild guess. Mostly likely it will be used for building another Mega Project, or Hi-Rises Condominium on it, and the Musqueam Indian Band (Musqueam) and the Canada Lands Company (CLC) will make a fortune on it. Richmond is already overbuild with shopping malls and concrete hi-rises. Until you can clarify the use of the land, My vote is NO.

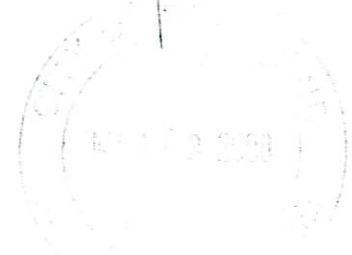
Sincerely,

  
Erling Jepsen

PHOTOCOPIED

MAR 5 2008

& DISTRIBUTED



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

To Public Hearing  
Date: March 11, 2008  
Item # 1  
Re: Garden City Lands  
ARL Exclusion Application

MayorandCouncillors

From: on behalf of MayorandCouncillors  
Subject: FW: Send a Submission Online (response #177)

PHOTOCOPIED

MAR 5 2008

& DISTRIBUTED

From: Webgraphics [mailto:webgraphics@richmond.ca]  
Sent: Wednesday, 5 March 2008 18:38  
To: MayorandCouncillors  
Subject: Send a Submission Online (response #177)

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Name:                                | Darryl Bernstein                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Your Address:                             | #107-8911 Westminster Highway                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Subject Property Address OR Bylaw Number: | 5555 No. 4 Road (Garden City Lands) AGL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Comments:                                 | To Whom it May Concern: In regard to the Public Hearing scheduled for Tuesday, March 11th 2008, I will make some suggestions of what I deem important to the development of the Garden City Lands. I feel that the Land could be developed with an emphasis on senior housing, low-income senior housing included, and 3 or 4 floor condo development. I would strongly dislike high-density hi-rise condo developments. Lastly, It would be greatly appreciated that parkland of decent acreage proportion be included as well. I would hope the City of Richmond would use some practical imagination in the idea of conserving parkland and provide a parkland area that's tasteful with emphasis on design that's pleasing to the eyes of the residents in the area while open to the general public. Thanks for your consideration about my ideas. My best wishes to all concern that the Garden City Lands are developed in a manner very unlike the No. 3 Road and surrounding areas hi-density housings vulgarity with also very little or no commercial, retail development in the Garden City Lands. |



To Public Hearing  
Date: March 11, 2008  
Item # 1  
Re: Garden City Lands  
ALR Exclusion Application

**Mayor and Councillors**

**From:** Nick Loenen [nloenen@smartt.com]  
**Sent:** Wednesday, 5 March 2008 2:15 PM  
**To:** Mayor and Councillors  
**Subject:** Garden City Lands 5555 #4Rd.

RECORDED  
MARCH 5 2008  
[Signature]

Richmond Council

**Re:** Garden City Lands 5555 #4 Rd. Application for ALR exclusion  
**Date:** March 5, 2008

Mayor and Council:

I regret that I shall be out of town on March 11. Please accept this written submission.

Jayne and I, oppose removing the Garden City Lands from the Agricultural Land Reserve for these reasons:

1. It is prudent to retain some limited ability to be self supporting in growing food for our city's population should it be needed. The current available agricultural land within our city is sufficient to supply no more than five percent of our population's food needs. To further diminish this meagre quantity is irresponsible toward present and future generations.

We all want growth, but it must be sustainable growth. The mounting concern about global warming, climate change, and rising transportation costs should make us cautious in assuming that California and Mexico will continue to supply our food needs in an affordable and sustainable manner.

Already we see a steep increase in the price of corn and wheat due to demand of grain for bio-fuels. These trends should be a warning, and should not be ignored.

2. The provincial government has recently adopted stringent proposals designed to make our province a leader in treating the earth's limited resources in a more sustainable manner. To meet those goals, reducing the transportation requirements to supply our food needs is imperative. The city's policies related to land-use should aim to complement, not detract from the provincial efforts. Both levels of government serve the same public.
3. The Town Centre, by your own admission is short of green space, as is. Adding another ten thousand or more residents on land contiguous to the Town Centre is not Smart Growth, but the opposite. Twenty-five years ago I was honoured to serve on Council with the late Bob McMath. Bob during his long career on Council never stopped pointing out that green space are lungs to a city. Therefore, he fought valiantly to secure the Brighthouse Estates for public use. All of that acreage you have filled with concrete and pavement at an unprecedented rate, without making sufficient allowance for green space. And now you want to pursue the same developer-friendly policies for the ALR. Stop! Remember those who went before you; don't kill our city's 'lungs'.
4. Some say the land is unsuitable for agricultural. BC has only three percent arable land and, comparatively, this land is among the best.
5. Some say this land will never be cultivated because of its proximity to the Town Centre. Many cities have roof top gardens and we can't grow food on the Garden City lands? It is nonsense!
6. Elected representatives who worked hard for so long want to see their project succeed. But times have changed. The needs of the city today are not the same as ten or fifteen years ago. Think about the future, not the past.

Submitted by:

Nick Loenen

5611 Jaskow Drive  
Richmond, BC V7E 5W4  
604-274-3868

No virus found in this outgoing message.

Checked by AVG Free Edition.

Version: 7.5.516 / Virus Database: 269.21.4/1310 - Release Date: 04/03/2008 8:35 AM

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| To Public Hearing                |
| Date: <u>March 11, 2008</u>      |
| Item #: <u>1</u>                 |
| Re: <u>Garden City Lands</u>     |
| <u>ALR Exclusion Application</u> |

**MayorandCouncillors**

From: Monika McCormack [Monika.Mccormack@TELUS.COM]  
 Sent: Wednesday, 5 March 2008 1:41 PM  
 To: MayorandCouncillors  
 Subject: Please DO NOT REMOVE the Garden City Lands from the ALR

20080305 11:41 AM  
 MAR 5 2008  
 [Signature]

Good afternoon,

I have lived in Richmond my entire life of 50 years and have seen many changes; which is to be expected.  
 The overdevelopment happening in our city centre must stop.  
 The Garden City Lands must be preserved.  
 Please DO NOT REMOVE the Garden City Lands from the ALR.

regards,  
 Monika & Kelly McCormack

WILLIAM LACH  
CITY CLERK  
CITY CLERK'S OFFICE

To Public Hearing  
Date: *March 11, 2008*  
Item # *1*  
Re: *Garden City Lands*  
*ARL Exclusion Application*

**Mayor and Councillors**

**From:** Kathy Larsen [kathy.larsen@fidaserve.ca]  
**Sent:** Wednesday, 5 March 2008 11:41 AM  
**To:** Mayor and Councillors  
**Subject:** Garden City Lands

MAR 6 2008  
*[Signature]*

Mayor and Councillors of Richmond,

I must voice my concerns over the purposed development for the Garden City Lands. As a resident of Richmond and a tax payer, I request that this land only be used as a park, to be enjoyed by all Richmondites. That mean no high-rises on this land, what so ever.

The quality of life in Richmond has already been significantly impacted by the amount of development taking place. The current residents of Richmond previously enjoyed a healthily quality of life, simply because there where green spaces and options to get outside and do things. With an increase in obesity and sedentary life styles, we can't afford to give up any green space.

Physical activity lowers stress and improves health, which is why in the past, Richmondites where so healthy. Certainly with green space disappearing you can expect health care cost to escalate for both physical and mental conditions. We require the Garden City Land to be preserved now and for future generations. Once this land is gone there is no going back.

We need space to interact and function as a community. Building upon building will not promote a sense of community, nor will significant traffic due to increased development.

Sincerely,

Kathy Larsen  
email: kathy.larsen@fidaserve.ca  
604-454-5480  
1-866-433-4940 ext. 5480  
Fax: 604-433-6603

*6*



Send a Submission Online (response #175)

Page 1 of 1  
To: Public Hearing  
Date: March 11, 2008  
Item #: 1  
Re: Garden City Lands  
ALR Exclusion Application

**MayorandCouncillors**

**From:** on behalf of MayorandCouncillors  
**Subject:** FW: Send a Submission Online (response #175)

**From:** Webgraphics [mailto:webgraphics@richmond.ca]  
**Sent:** Wednesday, 5 March 2008 10:38  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #175)

Your Name: Claudette Wong  
Your Address: 10708 Canso Cres Richmond, B.C.  
Subject Property Address OR Bylaw Number: Garden City Lands  
Comments: Would like to make some comments about why I beleive the Garden City lands should remain in the ALR, during the March 11th hearing at city hall

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

MayorandCouncillors

To Public Hearing  
Date: March 1, 2008  
Item # 1  
Re: Garden City Lands  
ALR Exclusion Application

From: on behalf of MayorandCouncillors  
Subject: FW: Send a Submission Online (response #178)

PHOTOCOPIED

MAR 6 2008  
& DISTRIBUTED

From: Webgraphics [mailto:webgraphics@richmond.ca]  
Sent: Thursday, 6 March 2008 13:07  
To: MayorandCouncillors  
Subject: Send a Submission Online (response #178)

|                                              |                                                                                                                                                                                                                                                                                        |
|----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Name:                                   | sreedevi kuttamkulangara                                                                                                                                                                                                                                                               |
| Your Address:                                | 8731 spires road                                                                                                                                                                                                                                                                       |
| Subject Property Address<br>OR Bylaw Number: | garden city lands...removal from ALR                                                                                                                                                                                                                                                   |
| Comments:                                    | I think , it is a good idea to remove garden city land from ALR. For reasons, it might be useful to keep the very few independent families in between garden city and #3 road, and use garden city land for the purpose of public play ground and to develop the area as high density. |



TO: MAYOR & COUNCILLORS  
FROM: CITY CLERK'S OFFICE

To Public Hearing  
Date: March 11, 2008  
Item # 1  
Re: Garden City Lands  
A/R Exclusion Application

**MayorandCouncillors**

From: on behalf of MayorandCouncillors  
Subject: FW: Send a Submission Online (response #179)

PHOTOCOPIED

MAR 6 2008

& DISTRIBUTED

From: Webgraphics [mailto:webgraphics@richmond.ca]  
Sent: Thursday, 6 March 2008 13:19  
To: MayorandCouncillors  
Subject: Send a Submission Online (response #179)

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Name:                                | Kris Tung                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Your Address:                             | 10520 Southgate Rd. Richmond BC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Subject Property Address OR Bylaw Number: | Garden City Lands, 5555 No. 4 Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Comments:                                 | I strongly object the development of of Garden City Lands, 5555 No. 4 Road for housing. I am strongly suggesting that it should remain as Agricultural zoning. Living in Richmond since a teenager, I've been witnessing the loss of farmlands in the city and huge increase in traffic congestions. Please keep the last piece of green in the heart of our city. I am extremely fed up with all the developments here and will be consider moving out of this city if all the housing and commercial development keeps pushing into our quiet neighborhood. |

ALAN HALLIDAY  
COUNCILLOR  
CITY OF RICHMOND  
CITY CLERK'S OFFICE

|                                 |
|---------------------------------|
| To Public Hearing               |
| Date: <u>March 6 2008</u>       |
| Item #: <u>1</u>                |
| Re: <u>Garden City Lands</u>    |
| <u>MR Exclusion Application</u> |

**Mayor and Councillors**

**From:** Alan Halliday [alhalli@telus.net]  
**Sent:** Thursday, 6 March 2008 2:14 PM  
**To:** Mayor and Councillors  
**Subject:** Garden City Lands

MAR 6 2008  
 & DISTRIBUTED

I am becoming very concerned about the development that is currently happening in Richmond. The high-rises that are being built on Lansdowne Road will make this area look like Vancouver's West End.

I have lived and worked in Richmond for over 40 years and have always enjoyed the mixture of rural and urban feeling to the city. Within the last 10 years development has been getting out of hand and # 3 Road is now impossible to navigate, and with the advent of the rapid transit this area will have all negative aspects of a major North American city.

Can we please have for the Garden City Lands a park like setting, as Stanley Park is to Vancouver, which all our citizen's can enjoy and be justly proud of when we show our visitors around. This manic drive for more development has to cease.

Please show leadership and keep our lovely city a great place to live.  
 Halliday 122-8880 Jones Road Richmond.

Alan

**MayorandCouncillors**

**From:** Webgraphics [webgraphics@richmond.ca]  
**Sent:** Wednesday, 5 March 2008 5:09 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #176)

|                              |
|------------------------------|
| <b>To Public Hearing</b>     |
| Date: <u>March 11, 2008</u>  |
| Item # <u>1</u>              |
| Re: <u>Garden City Lands</u> |
| <u>ALR Exclusion App.</u>    |

## Send a Submission Online (response #176)

## Survey Information

Site: City Website  
Page Title: Send a Submission Online  
URL: <http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid>  
Submission Time/Date: 2008-03-05 5:08:01 PM

## Survey Response

Your Name: Nino Yu  
Your Address: 120 - 8833 Odlin Crescent  
Subject Property Address OR Bylaw Number: 62 - 12500 mcNeely Drive

Comments: Please translate my opinion in English: 對不起，我贊成Garden City Lands 用地的改變，時代是進步的，用地是需要改變的，別以為保留或不變是環保，別給那些所謂環保人士所愚弄！別以為這是好事，加拿大就是這樣給他們欺騙，尤其是我們基督徒，千萬不要將環保「聖化」，這與屬靈生命全無關係！用地改變可以讓這個城市更興旺，這種反對是無知行為，全給人利用了，建設社會改變現時用地，我們需要做的不是盲目跟人反對，而是在建設時加以監察，美好的列治文為何不讓更多人入住和享受這裡的美好呢，這豈不是像白痴的西溫居民反對重建獅門橋一樣！（他們認為建新橋會令更多人到西溫，影響他們的安寧，簡直就是自私自利的所為。） 各位，請想清楚我的看法，你們看Garden City那片空地和那個Nature Park簡直是在城市中的大浪費！我不相信那些地方只用來建屋，任何設施都沒有，你

想建築師和城市規劃師會愚蠢得過我們嗎？愛  
護列治文的市民 書

**TO:**

Richmond City Hall  
6911 No. 3 Road  
Richmond, B.C.

ATT. MAYOR M. BRODIE V6Y 2C1

**FROM:**



Ms. Linda Graham  
8791 Gay Rd  
Richmond BC V6Y 2H8

*L.R.I.*

|                                                           |
|-----------------------------------------------------------|
| To Public Hearing                                         |
| Date: <u>March 11, 2008</u>                               |
| Item # <u>1</u>                                           |
| Re: <u>Garden City Lands</u><br><u>ALR Exclusion App.</u> |

Untitled

Her Majesty, Her Imperial Royal

Highness

Victoria Regina  
Duchess of Royal White Lodge  
Royal Richmond Park  
Royal Richmond, Surrey England

March 4th 2008

Richmond City Hall,  
6911 No.3 Road,  
Richmond, B.C.  
V6Y 2C1

Hello. I do not know if you are aware of this but I own Canada and this includes Richmond, Lulu Island, B.C. I am Her Majesty, Her Imperial Royal Highness and so many other titles I am not going to list them here. I am the Sovereign and also a Canadian citizen, Linda Diane Ewart as per my Royal Birth Certificate with the Royal Seal of my grandmother the Dowager Empress Mary, widow of George V. Which means that I own the country and I have been living here in Richmond Lulu Island since 1954 as well as other places due to the fact that I am Victoria Regina. Now I am concerned with the Garden City Lands and not at all pleased with the Canadian Government and the Government of British Columbia. I am very dismayed that my recommendations have not been carried out and they must be as I own the country. So let me state my recommendations clearly to you. I placed the Garden City Lands in the ALR to begin with as I did not want developers to ruin it nor do I wish the Musqueam Band to be left out. I do not care what politicians want, nor do I care what developers want, I only care that my wishes are carried out as I do own the place in its entirety. Am I clear? I am sadly disappointed by a great many things and very pleased by others. I have decided that it is time for me to take charge of many matters that have been somehow bungled and tangled. The Garden City Lands are the first matter. I want the detox facility that is having a hard time being built on Ash Street to be built on the Garden City lands. I am not about to allow my recommendations to be ignored or willfully misinterpreted by anyone at all. Trade the land on Ash Street or come to some kind of arrangement as it will be built on the Garden City Lands. I also want low income housing for single parents and low income people and also facilities for the homeless and those who are mentally and emotionally ill, this does include some of the Musqueam. I am tired of people who are homeless and ill not being taken into any kind of consideration at all just a lot of lip smacking and hot air. I am sick of the people in the government of Canada completely as

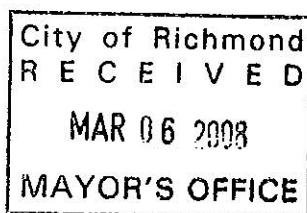


Untitled

they do not seem to know who i am and my mandate which is in my sceptre in England. How can you be so uninformed i don't know. I have been the Empress since 1953. I am a Sovereign not a constitutional Monarch. I wrote my own Constitution, it is the human rights Charter and the United Nations is my House of Commons, the Peacekeepers are my largest armed forces. Princess Patricia Light Infantry are my Canadian Armed Forces. I would also like newspaper coverage on my troops in Helmand Province but that is a matter i will take up with the media at a later date. I do not approve of the idea of advertising on the cement sides of the ugly and built far too close to the apartment bldgs on 3 Road, subway. I will only accept advertising of the green kind and the arts and the olympics and all the facilities that will belong to the city of Richmond as legacy. Make no mistake my recommendations must be accepted as i do own the country as well as Pennsylvania Ave. the White House and Park Ave. and etc. etc. all of Canada and the rest of the world. That is why I am Victoria Regina Imperatrix. I also want the Musqueam to build the pier for the Dragon Boat Races on the water across from the Thunderbird U.B.C. rowing club and a market. This is about the green Garden City Lands for the community gardens and the Fruit Tree Sharing Project and all the students of our schools to learn to grow our own food. You have become too carried away with developments and transit. I do not want to hear any more about your plans. This is all about my plans for my country and my community. You really do not want to contend with me in any arguments or negotiations. There simply aren't any. Thank you for your time. I expect my recommendations to be carried out forthwith. I am the one who insisted on democracy for my Canada and the one who refused to be an absolute dictator as was offered me by the rest of the world. I am also known as Linda Diane Graham of 8791 Gay Road, just off Bowcock and we all know that there is no such person as Cp Fred Gay. I am quite concerned about all the manipulations and conniving of the Federal Government the Provincial Government and the fraud of the Constitutional Government of England. The little house of Windsor has always been a fraud and I am so tired of it. Queen Elizabeth has been dead for 500 years, and Philip does not even have a name never mind a title. You can't imagine how i feel. Please see that this matter of the Garden City Lands is taken care of forthwith. Thank you for your time.

yours sincerely,

*Victoria R. I.*





**MUSQUEAM INDIAN BAND**

6735 SALISH DRIVE  
VANCOUVER, B.C.  
CANADA V6N 4C4  
TELEPHONE: 604 263-3261  
FAX: 604 263-4212

|                                                           |
|-----------------------------------------------------------|
| <b>To Public Hearing</b>                                  |
| Date: <u>March 11, 2008</u>                               |
| Item # <u>1</u>                                           |
| Re: <u>Garden City Lands</u><br><u>ALR Exclusion App.</u> |

March 6, 2008

Mayor and Council  
Richmond City Council  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

Dear Mayor and Council,

Re: The Proposal to Defeat the Trust Protecting Musqueam's Interest in the Garden City Lands Introduction

During the discussion at the City Council meeting on February 25, 2008 on whether to hold public hearings on the application to remove the Garden City Lands from the ALR, Councillor Steves and, one of the speakers, Mr. Jim Wright, suggested that, somehow, the Lands could be transferred to the Federal Government and then transferred by the Federal Government to the City (see also the letter from Mr. Wright in the Richmond Review of February 29, 2008). They were not clear on how this objective to defeat the Musqueam interest in the Lands might be achieved, especially given the statement from the Federal Department of Finance in a letter dated December 4, 2007 that "[t]he bottom line is that the lands are owned by [Canada Lands Company] , not the federal government...I suggest that any reference to re-acquisition by the federal government should be removed from correspondence."

This letter responds to this proposal to defeat the Musqueam interest in the Lands and points out that any attempt to do so would not only be inconsistent with the Memorandum of Understanding dated March 18, 2005 (the "MOU") but also would be a serious breach of trust. We wish to make it clear that we are not questioning whether that the City or the Federal Government would even consider such an irresponsible proposal. However, since the suggestion has been made by some people, however vaguely, we must respond to it to avoid any misunderstanding of the situation or any suggestion that by our silence we are somehow acquiescing in it by not responding formally. We regret having to do so since we are confident that the City would not have anything to do with participating in a breach of trust. We would also prefer to continue to work with the City in the spirit of partnership as stressed by Councillor Nolan Charles on behalf of the Musqueam at the Richmond City Council meeting on February 25 meeting rather than engage in the confrontational approach that Councillor Steves seems to prefer.



Please note that this letter only deals with the express trust in favour of Musqueam in the Garden City Lands. It does not deal with Musqueam's Aboriginal rights and title to those Lands which are expressly preserved by the MOU and Musqueam's participation in the Application to the Agricultural Land Commission.

### The Memorandum of Understanding

In order to settle the litigation among them and to induce Musqueam to agree to the removal of the injunction that it had obtained to prevent the proposed transfer of the Garden City Lands to Canada Lands, the MOU was negotiated among the Musqueam, the City of Richmond, Canada Lands Company CLC Limited ("Canada Lands") and the Federal Government represented by the Minister of Fisheries and Oceans and by the Minister of State (Multiculturalism) and signed on March 18, 2005. It was approved by all but one of the members of the Richmond City Council and made available to the public on the City's website. Therefore, its terms (including the trust provisions quoted below) were well known to the City as well as the Federal Government.

### The Trust in favour of Musqueam

Paragraph 1(5) of the MOU states:

"Prior to transfer of the Garden City Property by the federal Crown to CLC:

- (a) CLC and Musqueam will enter into a Joint Venture Agreement ("JVA") under which, *inter alia*, CLC will agree that it will hold an undivided and unregistered 50% beneficial interest in the Garden City Property in trust for Musqueam, on the terms set out in this MOU and the parties thereto will agree upon the methodology of creation and implementation of a comprehensive plan for the development, servicing, sale and distribution of profits (and funding and sharing of related costs) relating to the Garden City Property. For greater certainty, DFO agrees that it will not transfer the Garden City Property to CLC until Musqueam has approved and signed the JVA which includes the said declaration of trust by CLC." [Emphasis added.]

This trust is confirmed in section 1 (8) which makes the City's power to regulate use of the Lands conditional on the MOU including the trust in favour of Musqueam:

"Once the Garden City Property is transferred from the federal Crown to CLC, it will be held in fee simple and subject to the City's zoning regulations, OCP guidelines, development and building bylaws and regulations and the understandings of the Parties as set out in this MOU and the JVA including the trust in favour of Musqueam described in subsection 1(5)." [Emphasis added.]



Section 3 (1) also underlines the importance of the trust:

“This MOU is without prejudice to the positions of the Parties with respect to any rights of the Parties. This MOU is without prejudice to any Aboriginal rights or Aboriginal title of Musqueam but the Parties agree that, once the JVA (including the trust described in subsection 1(5)) is entered into and the Garden City Property is transferred by the federal Crown to CLC, and held in trust by CLC for Musqueam as described in subsection 1(5), the Parties will have fulfilled any obligations that they may have to accommodate Musqueam’s interests respecting the Garden City Property.

In view of the above provisions, there can be no question that both the City of Richmond and the Federal Crown were fully aware that Canada Lands were going to hold the entire Garden City Lands in trust for Musqueam as well as for itself. No transfer of the Lands could take place from the Federal Government to Canada Lands until the trust had been created [see paragraph 1(5)(a)] and the agreement that the City’s zoning regulations etc. would apply was expressly subject to the trust [see paragraph 1(8)].

In accordance with the above terms of the MOU, Musqueam and Canada Lands entered into a Joint Venture Agreement that, in part, creates the trust in favour of Musqueam as to an undivided 50% interest in the entire Garden City Lands. Also, the Lands have been transferred to Canada Lands subject to the above trust and, as indicated above, the federal government has indicated that it has no intention of taking them back.

### Participating in a Breach of Trust

The liability of a third party, such as the City of Richmond and the Federal Government, for participation in a breach of trust is a well-established principle of law going back at least to *Le Neve v. Le Neve* in 1747.<sup>1</sup> In recent years, the Supreme Court of Canada has applied and extended this area of the law.

The elements of “knowing receipt” were restated and applied in the 1997 decision of the Supreme Court of Canada in *Citadel General Assurance Co. v. Lloyds Bank Canada*<sup>2</sup> in which La Forest J. said this type of liability arises when “strangers to the trust...receive trust property for their own benefit and with knowledge that the property was transferred to them in breach of trust.”<sup>3</sup>

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<sup>1</sup> (1747) Amb 437, 27 E.R. 291. See generally: James I. Reynolds, “Aboriginal Title and the Transmission of Fiduciary Obligations From the Crown to Business – Is the Leap of Logic Galactic or Synaptic?” in Continuing Legal Education Society of British Columbia, *Fiduciary Obligations – 2003*.

<sup>2</sup> [1997] 3 S.C.R. 805.

<sup>3</sup> *Ibid* at para. 24.



## Conclusion

There can be no question that, if (which is not for a moment considered a possibility) without the prior consent of Musqueam,:

(1) Canada Lands were to breach its trust obligation to Musqueam and purport to transfer the Garden City Lands to the Federal Government, and

(2) the Federal Government were then to purport to transfer any of the Lands to the City,

both the City and the Federal Government would be civilly liable to Musqueam, together with Canada Lands, for breach of trust.

Further, the Federal Government would be in clear violation of the fiduciary obligation that it owes to the Musqueam as established by the Supreme Court of Canada in the leading case of *Guerin v. The Queen*<sup>4</sup> in which Musqueam successfully sued the Federal Government for breach of fiduciary obligation.

Such a shocking breach of their legal obligations cannot be seriously contemplated by any responsible representative of either the City or the Federal Government and the very suggestion must be rejected as being based on ignorance of basic principles of law as well as of the clear provisions of the MOU relating to the trust in favour of Musqueam.

In conclusion, we wish to confirm that, although Musqueam will continue to protect its legal rights including its beneficial interest in the Garden City Lands, its strong preference is to work with the City, as well as Canada Lands, to implement the agreement reached by all parties in good faith in the MOU.

Yours truly,



James I. Reynolds LL.B, Ph.D.,  
Barrister & Solicitor,  
General Counsel, Musqueam Indian Band

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<sup>4</sup> [1984] 2 S.C.R. 335; see generally: James I. Reynolds, *A Breach of Duty – Fiduciary Obligations and Aboriginal Peoples* (Saskatoon: Purich, 2005).



|                                                          |
|----------------------------------------------------------|
| <b>To Public Hearing</b>                                 |
| Date: <u>March 11, 2008</u>                              |
| Item # <u>1</u>                                          |
| Re: <u>Garden City Lands</u><br><u>ALR Exclusion App</u> |

By Fax: 604.278.5139

Attention: City Clerk


## Re: The Future of Garden City Lands

I, Daren Hancock support the Garden City Lands  
development partners  
(Name)

application to the Agricultural Land Commission to have the Garden City Lands  
removed from the Agricultural Land Reserve in order to proceed with their vision for the  
land including:

- Public amenities
- Green space
- Parkland
- Playing fields
- Urban agriculture
- Social Housing
- A new downtown community with mixed-use residential development for  
families of all ages and income levels on development lands

Thank you,

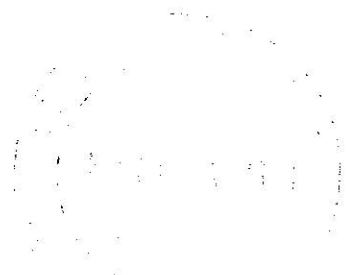
  
(Signature)

March 7, 2008  
(Date)

200, 4401 Still Creek Drive  
(Address)

Burnaby  
(City)

V6C 6G9  
(Postal Code)



**MayorandCouncillors**

**From:** on behalf of MayorandCouncillors  
**Subject:** FW: Send a Submission Online (response #180)

**To Public Hearing**  
**Date:** March 11, 2008  
**Item #:** 1  
**Re:** Garden City Lands  
ALR Exclusion App.

**From:** Webgraphics [mailto:webgraphics@richmond.ca]  
**Sent:** Thursday, 6 March 2008 7:41 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #180)

|                                              |                                                                      |
|----------------------------------------------|----------------------------------------------------------------------|
| Your Name:                                   | Aimin Guo                                                            |
| Your Address:                                | 9660 Granville Ave                                                   |
| Subject Property Address<br>OR Bylaw Number: | Garden City Land                                                     |
| Comments:                                    | Please leave it as ALR and open space. No more development on it !!! |



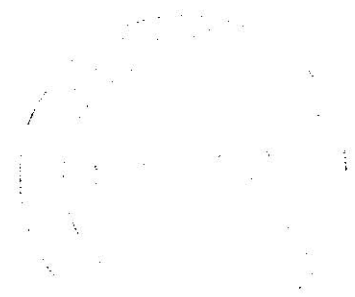
### MayorandCouncillors

**From:** on behalf of MayorandCouncillors  
**Subject:** FW: Send a Submission Online (response #181)

|                                                                  |
|------------------------------------------------------------------|
| <b>To Public Hearing</b>                                         |
| <b>Date:</b> <i>March 11, 2008</i>                               |
| <b>Item #:</b> <i>1</i>                                          |
| <b>Re:</b> <i>Garden City Lands</i><br><i>ALB Exclusion App.</i> |

**From:** Webgraphics [mailto:webgraphics@richmond.ca]  
**Sent:** Thursday, 6 March 2008 8:09 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #181)

|                                              |                                                                                                                                                 |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Name:                                   | Ellen Ng                                                                                                                                        |
| Your Address:                                | 9700 Alberta Road, Richmond                                                                                                                     |
| Subject Property Address<br>OR Bylaw Number: | 5555 #4 Road, Richmond                                                                                                                          |
| Comments:                                    | To Richmond City Council, Please save this piece of open green space for our future generation. No more concrete jungle in Richmond! Thank you. |





### MayorandCouncillors

**From:** on behalf of MayorandCouncillors  
**Subject:** FW: Send a Submission Online (response #182)

|                                                                  |
|------------------------------------------------------------------|
| <b>To Public Hearing</b>                                         |
| <b>Date:</b> <u>March 11, 2008</u>                               |
| <b>Item #</b> <u>1</u>                                           |
| <b>Re:</b> <u>Garden City Lands</u><br><u>ALR Exclusion App.</u> |

**From:** Webgraphics [mailto:webgraphics@richmond.ca]  
**Sent:** Thursday, 6 March 2008 8:34 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #182)

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Name:                                   | Ivan Goroun                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Your Address:                                | 8-7680 Gilbert rd Richmond BC                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Subject Property Address<br>OR Bylaw Number: | Garden City Lands, 5555 No. 4 Road                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Comments:                                    | I oppose the block application to remove Garden City Lands from the Agricultural Land Reserve. I want this land to be kept in the ALR and used for the community under ALR rules. This land is not a surplus to the agricultural uses, may be it was but not anymore as the situation has changed. The worst thing that can be done there is a housing development as we already have a lot of new unoccupied apartments in the city centre and not enough parks and community gardens. |

### MayorandCouncillors

**From:** on behalf of MayorandCouncillors  
**Subject:** FW: Send a Submission Online (response #183)

|                                                           |
|-----------------------------------------------------------|
| <b>To Public Hearing</b>                                  |
| Date: <u>March 11, 2008</u>                               |
| Item # <u>1</u>                                           |
| Re: <u>Garden City Lands</u><br><u>ALR Exclusion App.</u> |

**From:** Webgraphics [mailto:webgraphics@richmond.ca]  
**Sent:** Thursday, 6 March 2008 9:02 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #183)

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Name:                                   | Andrei Fedoniouk                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Your Address:                                | 8-7680 Gilbert rd Richmond BC V7C3W2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Subject Property Address<br>OR Bylaw Number: | Garden City Lands, 5555 No. 4 Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Comments:                                    | <p>I oppose the block application to remove Garden City Lands from the Agricultural Land Reserve. Housing developments there contradict to the community interests as the land is ideally located for parks and community gardens and our city should start working with the government to get its permission to use this land for the community under the ALR permitted uses. Richmond needs open space if it is going to move toward increasingly compact forms of development. It makes sense to set aside this significant piece of remaining open space in this area to help preserve a high quality of life and I believe that our major is capable in negotiation with the government use this land under ALR. The ownership is not more important then keeping all of the land green versus loosing more then a half to the housing development.</p> |

### MayorandCouncillors

**From:** on behalf of MayorandCouncillors  
**Subject:** FW: Send a Submission Online (response #184)

|                       |
|-----------------------|
| To Public Hearing     |
| Date: March 11, 2008  |
| Item # 1              |
| Re: Garden City Lands |
| ALK Exclusion App     |

**From:** Webgraphics [mailto:webgraphics@richmond.ca]  
**Sent:** Thursday, 6 March 2008 10:16 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #184)

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Name:                                   | Noel Estacio                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Your Address:                                | 9357 214b street langely                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Subject Property Address<br>OR Bylaw Number: | Garden City lands                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Comments:                                    | As the President of the Richmond Senior Soccer League, I feel that the development of the Garden City Lands is greatly needed for the sports and recreation community of Richmond. We have aging facilites that are due to be replaced and are in need of a sporting complex that can accomodate the growing needs of the field user groups. The sort of facility that is endorsed by Richmond Sports Council would further all sports organizations in their ability in sports hosting and would help to keep the citizens of Richmond healthy and active. |

### MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]  
 Sent: Thursday, 6 March 2008 11:20 PM  
 To: MayorandCouncillors  
 Subject: Send a Submission Online (response #185)

|                                                           |
|-----------------------------------------------------------|
| To Public Hearing                                         |
| Date: <u>March 11, 2008</u>                               |
| Item #: <u>1</u>                                          |
| Re: <u>Garden City Lands</u><br><u>ALB Exclusion App.</u> |

### Send a Submission Online (response #185)

#### Survey Information

|                       |                                                                                                                                                                                                                         |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site:                 | City Website                                                                                                                                                                                                            |
| Page Title:           | Send a Submission Online                                                                                                                                                                                                |
| URL:                  | <a href="http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;pagemode=Hybrid">http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&amp;pagemode=Hybrid</a> |
| Submission Time/Date: | 2008-03-06 11:20:22 PM                                                                                                                                                                                                  |

#### Survey Response

|                                              |                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Name:                                   | Richard Townsend                                                                                                                                                                                                                                                                                                            |
| Your Address:                                | 8760 Demorest Drive, Richmond, BC<br>V7A4M1                                                                                                                                                                                                                                                                                 |
| Subject Property Address<br>OR Bylaw Number: | Garden City Lands, 5555 #4 Rd                                                                                                                                                                                                                                                                                               |
| Comments:                                    | Allowing high density development on these lands would be a travesty. The densification of Richmond has already gone far beyond anything that residents want. If you proceed with your plans for the Garden City Lands, you do so in defiance of the wishes of Richmond residents and will be committing political suicide. |

### MayorandCouncillors

**From:** on behalf of MayorandCouncillors  
**Subject:** FW: Send a Submission Online (response #186)

|                             |
|-----------------------------|
| <b>To Public Hearing</b>    |
| Date: <u>March 11, 2008</u> |
| Item # <u>1</u>             |
| Re: <u>Garden City Land</u> |
| <u>ALB Exclusion App</u>    |

**From:** Webgraphics [mailto:webgraphics@richmond.ca]  
**Sent:** Thursday, 6 March 2008 11:27 PM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #186)

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Name:                                   | Carol Townsend                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Your Address:                                | 8760 Demorest Drive, Richmond BC,<br>V7A4M1                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Subject Property Address<br>OR Bylaw Number: | Garden City Lands, 5555 #4 Rd                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Comments:                                    | It's time the civic government of Richmond thought more about the amenities that could be provided for the citizens of Richmond than the provision of even more high density housing. Any high density construction on the Garden City Lands goes directly against what the citizens of Richmond want and need. Use these lands for the greater good of the citizens of Richmond and not for pocketbooks of developers and landlords. No high density housing on the Garden City Lands! |

### MayorandCouncillors

**From:** on behalf of MayorandCouncillors  
**Subject:** FW: Send a Submission Online (response #187)

|                              |
|------------------------------|
| <b>To Public Hearing</b>     |
| Date: <u>March 11, 2008</u>  |
| Item # <u>1</u>              |
| Re: <u>Garden City Lands</u> |
| <u>ALR Exclusion App.</u>    |

**From:** Webgraphics [mailto:webgraphics@richmond.ca]  
**Sent:** Friday, 7 March 2008 8:27 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #187)

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Name:                                   | bruce brenner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Your Address:                                | 3-7600 gilbert road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Subject Property Address<br>OR Bylaw Number: | garden city lands                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Comments:                                    | the reasons for alr rejection of the 2006 exclusion application still exist to varying degrees;especially the lack of convincing community need arguments.the statement that "the future of the lands will be uncertain with the likelihood of further litigation" encourages time pressure.however, without those vague consequences,there is little to convince me that the garden city lands must be excluded from the alr at his time or that this location is the only option for suggested" legacy development" projects. |

### MayorandCouncillors

**From:** on behalf of MayorandCouncillors  
**Subject:** FW: Send a Submission Online (response #188)

|                          |
|--------------------------|
| <b>To Public Hearing</b> |
| Date: 17 March 11, 2008  |
| Item # 1                 |
| Re: Garden City Lands    |
| ALR Exclusion App.       |

**From:** Webgraphics [mailto:webgraphics@richmond.ca]  
**Sent:** Friday, 7 March 2008 9:07 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #188)

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Name:                                   | David Currie                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Your Address:                                | 9860 Bates Road, Richmond BC V7A 1E4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Subject Property Address<br>OR Bylaw Number: | Garden City Lands                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Comments:                                    | <p>I would like to propose that these lands be kept as green space, and if there is to be any changes to the land by improvement ADD trees, shrubs, walkways, ponds BUT NO REAL ESTATE. MAKE THIS SPACE Richmond's STANLEY PARK. I have been a resident of Richmond for twenty years and am sick of the development this council and previous ones have approved. And this includes the rapid transit line. They have been wasteful of our money, and are completely blind to the fact that we as a populace do not want more concrete but more green space. Every politician now has jumped on the bandwagon about our environment(which I do believe is a fallacy) however having said this if we are so keen to save the environment then why build more real estate, which brings more people and cars onto the road. There is no logic. In conclusion KEEP GARDEN CITY LANDS GREEN. Please acknowledge receipt of this email. Thanks</p> |

**MayorandCouncillors**

**From:** on behalf of MayorandCouncillors  
**Subject:** FW: Send a Submission Online (response #189)

|                              |
|------------------------------|
| <b>To Public Hearing</b>     |
| Date: <u>March 11, 2008</u>  |
| Item # <u>1</u>              |
| Re: <u>Garden City Lands</u> |
| <u>ALR Exclusion Apps</u>    |

**From:** Webgraphics [mailto:webgraphics@richmond.ca]  
**Sent:** Friday, 7 March 2008 9:12 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #189)

Your Name:

Your Address:

Subject Property Address OR Bylaw Number: garden city lands

Comments:

I am against the current proposal for the garden city lands. I just received a flyer in the Richmond Review and I am opposed to the current plans and am still upset that the city, CLC and the Musqueam continue to mislead us about how the land will be broken up. While the city may get half it will spread out all over the land. I would only offer mild support to this proposal IF the city was to get a complete continuous parcel that covers half of the land. I agree with Coun Steves that a line should be drawn in the middle and half to the city and the other half to CLC and the Musqueam. I believe the city will only lose if it is to get a piece here and there. Thank You



**MayorandCouncillors**

**From:** on behalf of MayorandCouncillors  
**Subject:** FW: Send a Submission Online (response #190)

|                              |
|------------------------------|
| <b>To Public Hearing</b>     |
| Date: <u>March 11, 2008</u>  |
| Item # <u>1</u>              |
| Re: <u>Garden City Lands</u> |
| <u>ALB Exclusion App.</u>    |

**From:** Webgraphics [mailto:webgraphics@richmond.ca]  
**Sent:** Friday, 7 March 2008 10:33 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #190)

|                                              |                   |
|----------------------------------------------|-------------------|
| Your Name:                                   | Pearl Yip         |
| Your Address:                                | 4-8491 Jones Road |
| Subject Property Address<br>OR Bylaw Number: | 5555 No.4 Road    |

I OPPOSE Richmond's application to remove the Garden City Lands from the Agricultural Land Reserve. Being a resident of Richmond for the last ten years, I have not and cannot imagine Garden City Lands as anything but a public green space. In the last ten years, which is not a particularly long time, I have seen Richmond develop beyond imagination. Yes, we are a growing city centre and the market demand is housing, development, mall, etc, especially with the coming of 2010. Yet, have we stopped to think what draws people to our beautiful city in the first place? People love areas like Steveston, Garry Point, the Dike, Richmond Nature Park – all the green spaces. Garden City Lands is a valued green space within our community. Many people don't believe it could be valuable as an agricultural land. Yet the value is not only within the produce or meat that the land could possibly produce. All around the world, people are noticing the food prices increase in their produce. As I type this, a TV program from Hong Kong is indicating that even Hong Kong is recognizing that food is going to become a scarce resource in the future. Food security is becoming a bigger issue as each day passes. Why then, as a community that is educated and knowledgeable, are we not recognizing the ecological value of this land that we are trying to take out of the Agricultural Land Reserves? The Garden City Lands has not been cultivated by intensive farming methods and serves as an ideal location for organic production. Using the land for agricultural

## Comments:

purposes provides an opportunity for our community to return to the land and realize where our food really comes from. Not only will the community be more aware, there also poses opportunities for students of all ages to participate and realize the intrinsic values of agriculture. They can also experience the joy of harvesting their own food. Instead of having agricultural land a fair distance away where most people would not travel to, we can have our own agricultural land right here in the city to provide food and knowledge for generations to come. Just imagine, a city that once was agricultural based returning to its roots – how cool is that? Not only will the Garden City Lands provide educational value for our community, it will also provide sociological stability. Though not widely known (not to me in the beginning anyways), there is a large amount of residents in Richmond that are dependent on food banks and other projects such as the Richmond Fruit Tree Project. By utilizing the Garden City Lands as agricultural land, we can produce food for the community around us, the people around us. Just imagine the amount of people we can help amongst us. If community gardens can be established and maintained in the downtown eastside, which is an equally developed city, a community garden can definitely be established in Richmond. Should Garden City Lands be preserved as agricultural land and utilized as public space, it will become a tourism attraction. In addition to being a tourism attraction, it will also serve as a bonding experience for tourists from European countries. Community green space is a common occurrence in European countries. Having a green space within our community will let the tourists from these countries feel at home and connected with our community. In addition, the area will serve as an attraction to tourists from countries that do not have community gardens. Not only will the Garden City Lands attract these tourists due to curiosity, it could also serve to educate these people about urban agriculture. Yes, we could take this land and develop it. But then again, who would benefit? Keeping the land public will keep the land from being developed and benefiting only a small group of people. It will also allow a small part of Richmond's heritage to remain. After all, for a city where the welcome sign says "Richmond, Island City by Nature", we are certainly trying to take a lot of nature out of it.

**MayorandCouncillors**

**From:** on behalf of MayorandCouncillors  
**Subject:** FW: Send a Submission Online (response #191)

|                                                                                                                                                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>To Public Hearing</b><br/>                 Date: <u>March 11, 2008</u><br/>                 Item # <u>1</u><br/>                 Re: <u>Garden City Lands</u><br/> <u>ALR Exclusion App</u></p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**From:** Webgraphics [mailto:webgraphics@richmond.ca]  
**Sent:** Friday, 7 March 2008 11:18 AM  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #191)

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Name:                                   | Sherry                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Your Address:                                | 11-10171 No. 1 Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Subject Property Address<br>OR Bylaw Number: | Garden City Lands Public Hearing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Comments:                                    | <p>#1 I want to see this piece of lands be developed with lots of green space, parks, recreational center, community center, little zoo or bird park, or educational center, university reserach center. #2. We have enough residential housing in Richmond; therefore, if it's a must to include some residential community, I'd like to see more senior housing (better if equipped with health services) built on this piece of land. The goal is to make Richmond more resourceful for Richmond residents while providing more job opportunities, more versatile lifestyle. Allowing private developers to build more residential communities not only increase traffic jams, create more waste and will not improve any of our public services, especially health services.</p> |

