

Submission from Olga Tkatcheva,

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re. Staff report SP GP-1 May 7, 2009 re. Richmond's Comments on Metro Vancouver's Draft February 2009 Regional Growth Strategy.

I want to point out that the Garden City Land is incorrectly included in the Urban Area map of the report.

According to the page 71 of the document, the work on the Richmond's part of the map was done between December 2008 and January 2009 which included clarification of the land use boundaries and map the designations on a digital parcel base, with the last revision in Feb.2009. By then GCL was still marked on the OCP as an area under the study with no clear designation as the review by the ALC of the application to remove the GCL from the ALR was still in the process. Now the land has its clear agriculture designation and the map has to be corrected.

When the new OCP was approved by the vote of the council, there was a special reference done to the Garden City Lands parcel being not included in the land that is needed to accommodate the proposed growth and the record should be available in the minutes of that meeting. It means that if the Garden City lands are added to the Urban Area and consequently developed, any additional population of these lands in the future will be in addition to the already approved population growth in the City Centre Area with no park land available to balance this growth. It will result in significant amount of the money that are needed to buy the land in the City Centre area to satisfy the park land requirements which is unacceptable from my point of view as a taxpayer.

In conclusion,

The designation of this land as an Urban area is inconsistent with the OCP and could lead to a huge loss of money for the taxpayers. It could also increase the cost of this land and reduce the possibility to buy this land from the CLC.

If this land is given its proper agriculture designation, it will preserve the last option for the people in the dense area of the City Centre to have a park or other ALC compatible green space within the walking distance without need to drive.