



**Regular Council Meeting for Public Hearings
Monday, November 18, 2013**

Place: Council Chambers
Richmond City Hall
6911 No. 3 Road

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Linda Barnes
Councillor Derek Dang
Councillor Evelina Halsey-Brandt
Councillor Ken Johnston
Councillor Bill McNulty
Councillor Harold Steves

Michelle Jansson, Acting Corporate Officer

Absent: Councillor Linda McPhail

Call to Order: Mayor Malcolm Brodie opened the proceedings at 7:00 p.m.

**1. RICHMOND ZONING BYLAW 8500, ZONING AMENDMENT
BYLAW 8903 (RZ 11-591985)**

(Location: 8311, 8331, 8351, and 8371 Cambie Road and 3651 Sexsmith
Road; Applicant: Polygon Development 192 Ltd.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.



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PH13/10-1 It was moved and seconded
That Richmond Zoning Bylaw 8500, Zoning Amendment Bylaw 8903 be given second and third readings.

CARRIED

PH13/10-2 It was moved and seconded
That Cambie Field – Sale of Park Bylaw 8927 be given second and third readings.

CARRIED

2. OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 8947; OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 8948; AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 8986 (RZ 11-593406)

(Location: 4991 No. 5 Road; Applicant: Interface Architecture Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

Marie Murtagh, 4771 Dumont Street, expressed concern (i) with the excessive speed and volume of traffic on No. 5 Road, (ii) that the pedestrian activated crosswalk at McNeely Drive is ignored by vehicular traffic, and (iii) that the traffic study only examining northbound traffic volumes. In her opinion a decision on the application should be postponed until a more extensive traffic study has been completed and suggested a signalized traffic light for the intersection of No. 5 Road and Dewsbury Drive.

Mr. Ip, 4760 Dewsbury Court, spoke in favour of retaining the existing zoning as the neighbourhood is inundated with vehicles, and the proposal to allow townhouse residential would only increase congestion in the area. In his opinion the traffic report did not accurately reflect the anticipated increase in vehicular traffic. If the land is rezoned the City should consider single-family residential rather than the higher density residential townhouse use.



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In response to queries regarding the traffic study, speeds along No. 5 Road, and the installation of a traffic light, Victor Wei, Director, Transportation, advised that the study captured the traffic generated by the proposed development during morning and afternoon peak hours for vehicular traffic. Speeds tend to be higher for northbound vehicles along No. 5 Road as the vehicles are exiting the Highway 91 overpass. Currently, there are no plans for a signalized intersection from Dewsbury Drive, however, staff could review the general area for signalized traffic control over the next five years.

Discussion ensued regarding the installation of a signalized traffic light on No. 5 Road as a traffic calming measure.

PH13/10-3

It was moved and seconded

That Official Community Plan Bylaw 9000, Amendment Bylaw 8947; Official Community Plan Bylaw 7100, Amendment Bylaw 8948; and Richmond Zoning Bylaw 8500, Amendment Bylaw 8986 be given second and third readings.

CARRIED

PH13/10-4

It was moved and seconded

That the matter of traffic control, including the possibility of traffic signalization between Highway 91 and Cambie Road, be referred to staff.

CARRIED

**3. RICHMOND OFFICIAL COMMUNITY PLAN (OCP) BYLAW 7100,
AMENDMENT BYLAW 9024**

(Location: McKessock Neighbourhood – Bridgeport Area Plan; Applicant: City of Richmond)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

Mark Cheng, Vancouver Airport Authority (**Schedule 1**)



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Submissions from the floor:

Trevor Charles, 2380 McKessock Avenue, raised concern with the increased density and the location of the servicing Right-of-Way and read from his written submission (attached to and forming part of these minutes as **Schedule 2**).

Wayne Craig, Director, Development, advised that the application before Council allows zoning for single-family and townhouse units at the maximum 0.60 Floor Area Ratio (FAR). The size of the units will determine the number of units built on the site. Site servicing will be designed and adjusted, including determining the exact location of the existing services, in association with the rezoning application and a Servicing Agreement will be required for any adjustment to City utilities.

Brian Cray, 10651 Bridgeport Road, spoke in support of the application.

PH13/10-5

It was moved and seconded

That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9024 be given second and third readings.

CARRIED

PH13/10-6

It was moved and seconded

That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9024 be adopted.

CARRIED

4. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9052; OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9053; AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9054 (RZ 12-626430)**

(Location: 5580 and 5600 Parkwood Way; Applicant: Kasian Architecture Interior Design and Planning)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.



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Submissions from the floor:

None.

PH13/10-7

It was moved and seconded

That Official Community Plan Bylaw 9000, Amendment Bylaw 9052; Official Community Plan Bylaw 7100, Amendment Bylaw 9053; and Richmond Zoning Bylaw 8500, Amendment Bylaw 9054 be given second and third readings.

CARRIED

**5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9061
(RZ 13-639817)**

(Location: 6580 Francis Road; Applicant: Rav Bains)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.

Submissions from the floor:

None.

PH13/10-8

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9061 be given second and third readings.

CARRIED

**6. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9064
(RZ 11-590130)**

(Location: 22691 and 22711 Westminster Highway; Applicant: Jordan Kutev Architects Inc.)

Applicant's Comments:

The applicant was available to answer questions.

Written Submissions:

None.



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Submissions from the floor:

Wayroen Lin, 22720 and 22740 Westminster Hwy, expressed concern that there would be adequate on-site parking provided with the development.

Mr. Craig noted that the proposed development complies with the Bylaw requirements by providing 22 residential parking spaces and three visitor parking spaces.

Rekada Clarke, 22788 Norton Court, and Jo-Anne Warwick, 22728 Norton Court, expressed concern for an existing retaining wall and fence which abuts the subject property and whether the developer would consider working with the adjacent property owners to reconstruct the wall and fence during construction. They also expressed concern for the access due to the speed and volume of truck and vehicular traffic on Westminster Highway.

Mr. Craig stated that the overall traffic patterns are being reviewed in association with the Hamilton Area Plan study currently under way. In terms of this application, an analysis for access from the site was completed. Preliminary site grading information has been received with the application; however, the elevations will be refined during the Development Permit process. The preliminary drawings show a slight increase in the site grading to meet the adjacent site.

Council directed Ms. Clarke and Ms. Warwick to speak with the applicant, directly after the meeting, to discuss their concerns. In reply to a query concerning the retaining wall, Mr. Craig noted that staff would pay close attention to site grading as part of the Development Permit process.

PH13/10-9

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9064 be given second and third readings.

CARRIED

Councillor Steves left the meeting at 7:49 p.m. and returned at 7:51 p.m.



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7. OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 8865; OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 8973; AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 8864 (RZ 10-528877)

(Location: 4660,4680,4700, 4720, 4740 Garden City Road and 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480, 9500 Alexandra Road; Applicant: First Richmond North Shopping Centres Ltd. (SmartCentres))

Applicant's Comments:

With the aid of a PowerPoint presentation (on file City Clerk's Office) Sandra Kaiser, Vice-President for Corporate Affairs, SmartCentres, accompanied by Mike Gilman, Senior Land Development Manager, SmartCentres, provided an overview of the proposed project and highlighted the following:

- the community shopping centre has been designed to provide a convenience place to shop, eat, and gather with friends and neighbors;
- three new or upgraded bus stops will be constructed,
- along with other street improvements, sidewalks will be constructed on Alderbridge Way, Garden City Road, and Alexandra Road, as well as on High Street and May Drive;
- bike lanes will be constructed on Alderbridge Way and Garden City Road;
- Alexandra Way, an internal pedestrian walkway, will provide safe and easy access to residents within the Alexandra neighborhood;
- sustainability initiatives will meet LEED Silver Equivalency through a number of environmental measures and will connect to the Alexandra District Energy Utility;
- the compact design has eliminated five-acres of surface parking and provides for 300 bicycle parking spaces;



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- in order to meet flood proofing requirements the site will be raised by five feet which would not allow the retention of the existing trees; however, the site will be replanted with 556 trees of 34 different evergreen and deciduous species which is 3.9 times the number of trees being removed;
- over 1600 shrubs and 100 different species of grasses will also be planted on the site;
- the landscaping will be designed to provide maximum screening of the buildings and provide an attractive view from the surrounding street and from the Garden City lands to the south;
- the Environmental Sensitive Area (ESA) will be impacted by the development but will be dedicating any lands retained to the City and are providing funding to permit the enhancement of the adjacent park and any ESA lands;
- the site is made up of two mixed use areas within the WCAP;
- a comprehensively designed pedestrian focus development containing a variety of local service and commercial uses with a density of 0.62 FAR and a height under seventeen-meters is proposed for Area A;
- large and small store front commercial uses are proposed for Area B with a total retail floor plate of 99,440 ft² with a height under nineteen-metres and a 0.6 FAR;
- on each portion of the site the developer has reduced the maximum allowable density by 40%;
- the reduced scale of development is sensitive to the current and future residents in the area and addresses concerns raised about the view corridors;
- economically SmartCentres will be investing over \$150,000,000;
- annual property taxes in the amount of \$2,500,000 will be generated;



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- 1000 permanent jobs will be created in addition to the construction jobs; and
- the development will be home to approximately 45-50 small, medium and large businesses.

Written Submissions:

Sharon MacGougan, 7411 Ash Street (**Schedule 3**)

Steve Sangha, 4560/4562 Garden City Road (**Schedule 4**)

Jim Wright, Garden City Conservation Society (**Schedule 5**)

Nancy Trant, 201-10100 No. 3 Road (**Schedule 6**)

Lorraine Bell, 10431 Mortfield Road (**Schedule 7**)

Keith & Mikiko Evans, Resident (**Schedule 8**)

Anneliese Schultz, 54-8640 Bennett Road (**Schedule 9**)

Shawn Sangha, 4560/4562 Garden City Road (**Schedule 10**)

Lorri Romhanyi, 35-12055 Greenland Drive (**Schedule 11**)

John Ligtenberg, Richmond Resident (**Schedule 12**)

Glenda Ho, Richmond Resident (**Schedule 13**)

Jim Wright, 8300 Osgoode Drive (**Schedule 14**)

Patty Zaborowicz, Richmond Resident (**Schedule 15**)

Yvonne Bell, 10431 Mortfield Road (**Schedule 16**)

Lusha Zhou, Richmond Resident (**Schedule 17**)

Steve Sangha, 4560/4562 Garden City Road (**Schedule 18**)

Melanie Beggs-Murray, Richmond Resident (**Schedule 19**)

Terri Havill, Richmond Resident (**Schedule 20**)

Margaret Moreau, 9-13400 Princess Street (**Schedule 21**)

Shirley Doyle, Richmond Resident (**Schedule 22**)

Lisa Coulthard, 9333 Albert Road (**Schedule 23**)



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Stephen Toban, 9333 Albert Road (**Schedule 24**)

Sunny Mak, 10171 Hollywell Drive (**Schedule 25**)

Guadalupe Kover, 23-8451 Ryan Road (**Schedule 26**)

Keith Peters, 10191 Hollywell Drive (**Schedule 27**)

Walloce Sohl, 22760 River Road (**Schedule 28**)

Melvin Yap, 8051 Spires Road (**Schedule 29**)

Ester Nielsen, 25-8451 Ryan Road (**Schedule 30**)

Lois Armerding, 205-7831 No. 1 Road (**Schedule 31**)

Sharon Douceline, 4911 Pendlebury Road (**Schedule 32**)

Ivan Goroun, 3508 Lockhart Road (**Schedule 33**)

Olga Tkatcheva, 3508 Lockhart Road (**Schedule 34**)

Pamela Dantu, 205-8870 Citation Drive (**Schedule 35**)

Paul Ly, 6571 Maple Road (**Schedule 36**)

John Bustos, 8297 Saba Road (**Schedule 37**)

Graeme Bone, 407-9288 Odlin Road (**Schedule 38**)

Deirdre Whalen, 13631 Blundell Road (**Schedule 39**)

Carol Day, Richmond Resident (**Schedule 40**)

Submissions from the floor:

George Pope, 8280 No. 2 Road, supported the development and suggested that 80% of the roof area be grassed in order to convert a portion of the heat signature into green space.

Mr. Craig explained that a highly reflective roof material is proposed to address the heat island effect, referred to by the delegation.

Simeon Leong, 8400 Ackroyd Road, spoke in support of the proposal as the off-site improvements will reduce congestion in the area.

Cori and Alice Richet, 8900 Citation Drive, spoke in favour of the development as it would create jobs and a number of environmental measures had been undertaken by the applicant.



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Brian Williams, 4631 Shell Road, spoke as the business owner of Ashton Service Groups and as Chair of the Richmond Chamber of Commerce, and was in favour of the proposal as it will bring a vibrant commercial development into the area. The development provides a great opportunity for smaller businesses to build off of the anchor store with approximately 1,000 jobs being created. The building will meet LEED Silver standards, connect to the ADEU, and bring in \$20,000,000 in property tax which benefits everyone.

Deirdre Whalen, 13631 Blundell Road, had nothing further to add to her written submission (attached to and forming part of these minutes as **(Schedule 39)**).

Graeme Bone, 9288 Odlin Road, spoke in opposition to the development and, although there had been design improvements, objected to the inward orientation, possibly leading to criminal activity in the area. He also voiced concern for pedestrian safety at the Alderbridge Way and Garden City Road intersection and for development design in light of the “show piece” Garden City Park adjacent to the site.

Mr. Craig advised that crime prevention issues would be refined through the Advisory Design Panel and development permit process.

Cecilia Goodchild, 10191 Rosecroft Crescent, spoke in favour of the development. People have to shop and the proposal would provide an environmentally safe and friendly shopping experience. To allow the development would create competition and, as local residents would not have to travel to shop, vehicle emissions would be reduced.

Joseph Hizon, 9831 Waller Court, as a consumer was in support of the development.

Erika Simm, 4991 Westminster Highway, spoke in support of the development and read from her written submission (attached and forming part of the minutes as **Schedule 41**).

Shelley Dubbert, 4420 Garden City Road, supported the development as it meets the City’s vision to be a great place to work, live, and play. If the lands were to be developed as a park it would cost the ratepayers of Richmond millions of dollars which she, for one, could not support. The land is currently an eyesore for the City and in her opinion the development would meet the demands of the residents.



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Lorraine Bell, 10431 Mortfield Road, did not support the proposed development for the West Cambie Area. In her view the development was unattractive and she believed that the City would benefit more from parks and greenspace. There are enough shopping centres within walking and biking distance to the Alexandra neighbourhood and the City would be doing an irretrievable disservice to the landscape in Richmond by eliminating the greenspace north of Alderbridge Way.

Nancy Trant, 10100 No. 3 Road, spoke in opposition to the proposed development and read from her written submission (attached to and forming part of these minutes as **Schedule 42**).

Jim Wright, 8300 Osgoode Drive, spoke reluctantly against the application and read from his written submission (attached to and forming part of these minutes as **Schedule 43**).

Councillor Halsey-Brandt left the meeting at 8:38 p.m. and returned at 8:40 p.m.

Lorne Slye, 11911 Third Avenue, spoke in support of the additional shopping and employment opportunities the proposed development could bring to Richmond.

Yvonne Bell, 10431 Mortfield Road, spoke in opposition to the proposed development. She raised concern with regard to the loss of natural and liveable space within the City and was of the opinion that the proposed shrubs and trees would not replace the existing natural habitat. Ms. Bell questioned the need for more commercial units, in light of retail closures in the nearby Lansdowne Mall. She also expressed concern for cyclists' safety due to the projected increase in traffic on Garden City Road and Alderbridge Way.



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Cathy Shannon, 9651 Glendower Drive, spoke against the Walmart proposal and raised concern that the development did not address the traffic and infrastructure concerns along Alderbridge Way and Garden City Road. In her opinion a box store mall was not needed as the City had enough shopping; however she was in favour of residential, park and greenspace development. Although it was suggested that 1,000 new jobs would be created as a result of the proposed development, Ms. Shannon questioned how many jobs would be lost through this same development. It was her view that the proposal did not remain true to the Richmond vision for the West Cambie Area.

Michelle Bron, 10900 Springmont Drive, commented that the proposal was beneficial to residents, created construction and permanent employment, and was in support of the development.

Vijay Sidhu, 9211 Oldin Road, spoke on behalf of the West Cambie Resident Association and advised that there was over 95% support for the Walmart development. He requested that Council approve the application to support the sustainable area plan approved by Richmond citizens.

Michael Wolfe, 9371 Odlin Road, spoke in opposition to the proposed development citing concerns with the degradation of ESA land, the loss of natural habitat, and the environmental effects related to the proposal.

Carolyn Prentice, 4731 Larkspur Avenue, spoke in opposition to the proposed development noting that she wished to see the plant and animal habitat be saved. In her view the SmartCentre proposal was not a community mall, that another big box store was not needed in Richmond, and hoped Council would reject the proposal.

Councillor Barnes left the meeting at 9:15 p.m. and returned at 9:17 p.m.



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With the aid of a PowerPoint presentation (on file City Clerk's Office), John ter Borg, addressed the disappearance of farm and ESA land and suggested that the ESA has inherent value and must be considered. To celebrate the value of nature and the City's legacy as a "Garden City", Mr. ter Borg proposed an agricultural buffer or natural greenspace along Alderbridge Way that would function as an on-site bio-retention and drainage basin for the management of both stormwater and heavy metal pollution. He noted that the buffer's benefits would include: (i) climate regulation and carbon storage, (ii) regulation of groundwater recharge, (iii) abatement of noise and air pollution, (iv) habitat for pollinators, and (v) natural pest control.

In reply to a query regarding the use of the concept presented by the delegation for maintaining the higher water levels, Mr. Craig explained that the comprehensive stormwater management plan associated with the proposal proposes bio-swales for on-site stormwater management; however the direction of that water towards the Garden City Lands has not been considered. Mr. Craig stated that staff could work with the applicant and the Engineering Division to examine what could potentially be accommodated on the subject site.

In response to a query regarding the retention system, Mr. ter Borg suggested that the retention system would be one component of the greenspace and that the agricultural buffer would provide a natural screening for travelling pollutants across Alderbridge Way to the Garden City Lands.

Kevin Ho, 3111 Broadway Street, spoke in opposition to the proposal with the view that, in order to build a sustainable City, new commercial development should be on a small scale and not encourage vehicular traffic.

Reg Shear, Richmond resident, spoke in support of the development and expressed appreciation that the unsightly properties would be renewed.

Ying Wang, 8140 Colonial Drive, spoke in opposition to the proposed development and commented on the negative effects of rapid development that took place in her hometown of Beijing, China. Ms. Wang wished to see Richmond remain rich with farmland, clean water, and blue skies. Ms. Wang was of the opinion that Richmond is losing its rich farmland step by step when it should demonstrate its desire to be the most well managed City in the world by retaining its farmland.



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Lynn Davis, 6591 Clematis Drive, was of the opinion that natural environments were not respected or well managed. She stated that Richmond has a huge potential to attract tourists and new residents; however, such potential can only be achieved with a more inspired vision than that of the proposed development.

Mayor Brodie acknowledged the conclusion of the first round of public speakers. There were no speakers wishing to address Council for a second time with new information.

PH13/10-10

It was moved and seconded

That Official Community Plan Bylaw 7100, Amendment Bylaw 8865; Official Community Plan Bylaw 9000, Amendment Bylaw 8973; and Richmond Zoning Bylaw 8500, Amendment Bylaw 8864 be given second and third readings.

The question on Resolution No. PH13/10-10 was not called as discussion ensued regarding the merits of the application. Generally, members of Council supported the proposal in relation to it meeting the vision of the West Cambie Area Plan. Council members opposed to the proposed development expressed concern with regard to the size of the development, and the loss of natural ESA land. Council commented on the suggestion of an agricultural buffer and it was suggested that the matter be referred to staff.

The question on Resolution No. PH13/10-10 was then called and it was **CARRIED** with Cllr. Au and Cllr. Steves opposed.

PH13/10-11

It was moved and seconded

That staff explore the potential for the provision of an agricultural buffer along Alderbridge Way and report back.

CARRIED



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ADJOURNMENT

PH13/10-12

It was moved and seconded

That the meeting adjourn (10:27 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular Meeting for Public
Hearings of the City of Richmond held on
Monday, November 18, 2013.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
City Clerk's Office (Michelle Jansson)



Schedule 1 to the Minutes of the Council Meeting for Public Hearings held on Monday, November 18, 2013.

To Public Hearing	
Date:	Nov 18/13
Item #	3
Re:	McKessock Neighbourhood Bridgeport Area Plan

13 November 2013

Mr. David Weber
Director, City Clerk's Office
CITY OF RICHMOND
6911 No. 3 Road
Richmond, BC V6Y 2C1

Via Fax: (604) 278-5139

Dear Mr. Weber:

RE: Proposed Amendment to the Bridgeport Area Plan (McKessock Neighbourhood)

This letter is in response to the proposed amendment to the Bridgeport Area Plan for the McKessock Neighbourhood, outlined in your letter to Anne Murray, Vice President Community & Environment Affairs – Airport Authority, dated 30 October 2013. We understand the proposal will change existing land use from residential (single-family) to residential (single family and/or townhouse).

The proposal was sent for our initial review in early 2013, and our comments remain the same - while the McKessock Neighbourhood area is located just outside the Noise Exposure Forecast 30 contour, it is under the extended centerline of the north runway (08L/26R) and is exposed to noise and low level (less than 1,000 feet) aircraft over-flights. If the City proceeds with this proposal, we support the requirements for covenants, sound insulation, etc. under the City's Aircraft Noise Sensitive Development Policy.

Thank you for the opportunity to review and provide comments.

Sincerely yours,

Mark Christopher Cheng, M.Eng. (mech)
Supervisor – Noise Abatement & Air Quality
Vancouver Airport Authority



2380 Mc Kee St, Ave
Richmond BC
Nov 18th / 2013

ALLOWED.
WAS NOT GIVEN POINT OF ORDER AT LAST MEETING

TO
①

SPEAK AT COUNCIL MEETING ON
POINT OF ORDER TO CHANGE FROM LAST MEETING
AGENDA (SUBJECT HIGHER DENSITY FACTOR); WAS 12.68 PER ACRE.
IN JAN/MEETING BEFORE COUNCIL. DENSITY BY PREVIOUS FORMATS
PUBLIC HEARINGS 3 TIMES ALLREADY AT CAMBIE SCHOOLS
(NOT 09 PROPOSED BY WANYE CRAIG, IS WRONG.)
DENSITY FACTOR 12.68.
PER ACRE SET UP ALLREADY AT PUBLIC HEARING.
① CHAIRED BY TERRY CROW
② TAIT SCHOOLS
③ COUNCIL MEETING / PUBLIC HEARING AT JAN MEETING & BEFORE MAYOR.

RAISED DENSITY RATIO FACTOR TO MIN 12.68.

HIGHEST & BEST POSSIBLE USE OF LAND, MIN 52 SEMI DETACHED HOUSES
MIN 52 COACH HOUSES
MIN 4-56 UNITS APARTMENT BLOCKS

Schedule 2 to the Minutes of the Council Meeting for Public Hearings held on Monday, November 18, 2013.

#3

HIGHEST DENSITY PROPOSED AT LAST MEETING
BEFORE CHAIR (MYSELF SPEAKING) WAS FOR TOWN HOUSES
ON 4 1/2 ACRES OF LAND PROPOSED DENSITY AT MAX USE
OF LAND AT 180 UNITS, THIS IS THE MAX USE OF
LAND & DOES NOT WASTE ANY, MAX TAX TO CITY,
IF YOU DO NOT FOLLOW YOUR TOWN PLANNING PREVIOUS

MA JACKSON, BAYN } TOWN DENSITY AT MIN 12.68 PER ACRE
MA HOLCOMB BIRK } PLANNERS
MA TERRY CROW } NOW NEW TOWN COMMITTEE
SET UP FOR HIGHER DENSITY

IF YOU DO NOT FOLLOW PREVIOUS ADVICE BY OUR OWN MEMBERS
& HEARINGS & PLANNERS, THEN YOU ARE WASTING PUBLIC MONIES & TIME
YOURS SINCERELY TREVOR CHARLIE

**Schedule 3 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
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Guzzi, Brian

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

From: Guzzi, Brian
Sent: Wednesday, 18 September 2013 17:12
To: 'Sharon MacGougan'
Cc: Jansson, Michelle
Subject: RZ 10-528877 - SmartCentres/Walmart Rezoning Application - Correspondence

Ms. MacGougan,

This is also to acknowledge and thank you for your recent correspondence regarding the City of Richmond rezoning application RZ 10-528877 by First Richmond North Shopping Centres Ltd. (also known as SmartCentres) for properties located at 4660 to 4740 Garden City Road and 9040 to 9500. This rezoning application also includes a proposed Walmart Store.

Please be advised that your comments regarding the SmartCentres rezoning application will be included in subsequent staff reporting to Planning Committee regarding this rezoning application.

Thanks again for taking the time to provide your comments.

Brian Guzzi, CIP, CSLA
Senior Planner - Urban Design,
City of Richmond, Planning & Development Department,
Richmond City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Tel: 604.276.4393 Fax: 604.276.4052
Email: BGuzzi@richmond.ca

From: MayorandCouncillors
Sent: Tuesday, 17 September 2013 13:16
To: 'Sharon MacGougan'
Subject: RE: Walmart mall

This is to acknowledge and thank you for your email of September 17, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councilor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Sharon MacGougan [<mailto:sharonmacg@telus.net>]
Sent: Tuesday, 17 September 2013 12:20 PM
To: MayorandCouncillors
Subject: Walmart mall

Dear Mayor and Councillors,

I am writing against the proposed Walmart development. Walmart is not the type of corporate citizen that I want to see in Richmond and especially not in such a key area as has been proposed.

According to a Globe and Mail editorial (September 16, 2013) Walmart has done nothing to assist the victims of the devastating fire in a clothing factory in Bangladesh that killed more than 1,100 workers. Walmart took advantage of cheap labour but has taken no action in the five months since the fire to compensate the victims.

“Shockingly, only nine of the 29 brands whose products were made in the Rana Plaza complex attended a meeting last week that was called to discuss compensation for the victims. The talks, chaired by the International Labour Organization in Geneva, were intended to figure out how to help the injured and the families of those killed.”

“Many big retailers, including Walmart ... didn’t bother to send anyone to the meeting, although they were invited.”

To date, only one of the 29 companies has given out any compensation and it was not Walmart. “Perhaps some companies think that because the Rana Plaza disaster is no longer in the headlines, they can slink away from their responsibility to those who suffered.”

I’m sure that Walmart representatives will be out in force as this proposal is discussed. But is this the type of company we want in Richmond’s heart (centre of Richmond)? I don’t think so; not in the Richmond I grew up in, know and love.

Saying no to Walmart, and saying yes to preserving a mixed urban forest of the Alderbridge wildlife corridor, would create a legacy for Richmond worthy of the slogan that invites people into our community: Island City, by nature. I want our future generations to hear songbirds: not just hear about what we lost.

Respectfully yours,

Sharon MacGougan

7411 Ash Street

Richmond, BC V6Y 2R9

Schedule 4 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
November 18, 2013.

TO: MAYOR & EACH
COUNCILLOR

Mayor and Councillors

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

From: Craig, Wayne
Sent: Monday, 23 September 2013 4:48 PM
To: Mayor and Councillors
Cc: Guzzi, Brian; Konkin, Barry; Taylor, Kirk; Powell, Jo Anne; Erceg, Joe
Subject: RE: Walmart Development RE HOLDOUT PROPERTY FOR CONNECTOR ROAD

Categories: 12-8060-20-8864 - Walmart/Smart Centre - Garden City & Alderbridge

Dear Mayor and Councillors,

Please be advised information on the land acquisition strategy for the future Alexandra Rd/Leslie Rd connector road realignment will be included in the October 8 referral response to Planning Committee. Staff will ensure that the referral response includes information on the history of acquisition efforts Smartcentres has made regarding the two properties that they have been unable to acquire.

Staff will also be contacting the author of the below email and offering to meet with them should they wish to discuss the Smartcentres rezoning proposal.

Should you have any questions or concerns regarding the email below that you would like addressed prior to the October 8 Planning Committee meeting, please let myself or Kirk Taylor know. Thanks

Wayne Craig

Director of Development
Ph: 604-247-4625
Fax: 604-276-4052
Email: wcraig@richmond.ca

From: Mayor and Councillors
Sent: Thursday, 19 September 2013 4:21 PM
To: 'steve sangha'
Subject: RE: Walmart Development RE HOLDOUT PROPERTY FOR CONNECTOR ROAD

This is to acknowledge and thank you for your email of September 18, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson

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SEP 25 2013

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AW

Manager, Legislative Services

City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1

Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: steve sangha [mailto:stevesangha@shaw.ca]

Sent: Wednesday, 18 September 2013 11:05 PM

To: MayorandCouncillors

Cc: rxshawn@yahoo.com

Subject: Walmart Development RE HOLDOUT PROPERTY FOR CONNECTOR ROAD

Importance: High

My parents (family Mr and Mrs B Sangha) own 4560/4562 Garden City Road. This property is opposite Leslie Road and is an integral part of the connector road to the Walmart project. We were quite shocked and dismayed about reading recent submissions about the development in the local paper.

Firstly, Smartcentres has been accumulating property in the neighborhood for over 10 years. This has destroyed the neighborhood that I grew up from the early 1970's. There were vacant houses many break-ins, homeless living in the area for the past few years. They have held the entire area hostage for the past few years.

We were quite shocked that Smartcentres has said that there are holdout owners. This is not true. Over the past year three years, my parents have signed real estate purchase agreements with the developer (we have copies which we can send you) for the sale of our property. Smartcentres or their agents acting on their behalf sign these legal real estate agreements that agree to a purchase price and terms for the purchase. They let the term expire and they have locked up the property for the past two years. But what happened last year is that developer assumed the CITY of Richmond was going to pay for the purchase price they agreed upon for the connector road. When the City OF Richmond refused to build a road for the richest corporation on Earth, the developer let the purchase agreement expire. My parents tired of being give the run around (they are in their late seventies), were presented with new offers by the developers which is less than the half of the original offer they presented. Because the City of Richmond refused to pay for the road, they use intimidation and threats (expropriation or eminent domain via the City) to buy our property. They are now offering even less than the appraisal price. Their current offer is less than half of their original offer which they signed and agreed upon. They say the property value is only worth for road/asphalt because that is what it is zoned for. (For all the properties they bought ten years ago, they will not accept the appraisal price for their own properties but they ask that of all the other home owners.)

This has been very stressful for my elderly parents. They rent out the duplex to students, young families and aboriginal for affordable housing.

To read in the paper that the city planners have come to an agreement for the road to be built in ten years is unacceptable. If this road is critical then it cannot wait ten years.

The logistics of having Alexandra/ Garden City Road and Garden City Road/ Alderbridge intersections 20 feet apart and as an access to the property (size of Richmond Oval) will not work. There will be 50 stores (London drugs, wall mart) major anchors – the current road system will not handle the volume and congestion of traffic in the area. It will be ten times worse than Ironwood (No 5 road and Steveston mess). I do not understand how the city planners will allow this to be pushed aside for ten years while Wal Mart gets its way. How will the City enforce Walmart to build the road in ten years if they won't do it now? No road no permit.

My family feels Smartcentres has a more sinister plan to make the neighbourhood suffer horribly by increasing traffic congestion to our property so that we will be forced to give in. How will the residents that currently live on Garden City enter their properties? Currently there is a back alley that goes from Alexandra off of garden city to get to the homes. It will be impossible for families in the neighborhood to get in or out of their houses. The way Walmart has proposed - to leave the current roads in use to access their shopping-centre will not work.

I would appreciate something in writing that the councilors and major have received this email.

My phone number is 778-228-6872.

Thank you for your time in this matter.

Dr Steven Sangha on behalf of Mr and Mrs B Sangha

Mayor and Councillors

From: Garden City Conservation Society [gardencitylands@shaw.ca]
Sent: Sunday, 29 September 2013 8:55 PM
To: Mayor and Councillors
Cc: hrlybrown@telus.net; Editor
Subject: Re: passing on message from Isabella and C Brown
Categories: 06-2345-20-GCIT1 - Garden City Lands Public Space

To Public Hearing
 Date: November 18, 2013
 Item #: 7
 Re: RZ 10-528877
 4660-4740 Garden City Road
 9040-9500 Alexandra Road

A clarifying note:

As council has reason to be aware, Cheryl Brown's sister, Lana Paddington, evidently foresees a different outcome for the 4751 No. 4 Road property.

- Both sisters are deeply committed to the wellbeing of their mother, Isabella Brown.
- Their mother has had Alzheimer's for eight years.
- The two sisters appear to have a lot of common ground in their thinking about the property.
- However, only one sister seems determined to enable their mother to remain in her home of forty years.
- The other sister is working on means that could involve selling the home.

Jim Wright

From: Jim Wright <gardencitylands@shaw.ca>
Date: Sunday, 29 September, 2013 1:37 AM
To: Mayor and Councillors <MayorandCouncillors@richmond.ca>
Cc: "hrlybrown@telus.net" <hrlybrown@telus.net>, Editor <editor@richmondreview.com>
Subject: passing on message from Isabella and C Brown

Mayor and Councillors,

The attached comments were posted by C Brown and Isabella Brown (daughter and mother), residents of 4751 No. 4 Road, on the Richmond's Garden City Conservation blog on September 28, 2013 in response to a recent reports in the *Richmond Review* related to the block bordered on the south by Alderbridge Way and on the east by No. 4 Road. When one reads the comments, it is evident that they were intended for Richmond council. I am therefore forwarding them to you.

Jim Wright
Garden City Conservation Society, Richmond

Note: In view of the comments related to the *Richmond Review*, this message also has a cc to the editor.

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SEP 30 2013

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AW

Mayor and Councillors,

The following comments were posted by C Brown and Isabella Brown (daughter and mother), residents of 4751 No. 4 Road, on the Richmond's Garden City Conservation blog on September 28, 2013 in response to a recent reports in the *Richmond Review* related to the block bordered on the south by Alderbridge Way and on the east by No. 4 Road. When one reads the comments, it is evident that they were intended for Richmond council. I am therefore forwarding them to you.

Jim Wright

Garden City Conservation Society, Richmond

Hi there, and excuse me for asking what may be a stupid question, but we as owners of one of 5 properties on the 4 Road and Alderbridge corridor, we have no information, or have not been notified of any such meetings, or tours, that have taken place, or are to be taking place, with reference to future use of OUR PROPERTY /OR PROPERTIES!! Why are we not included in the bulletins, or having some sort of correspondence sent to our homes.

I am aghast with what you are saying, i am the daughter, one of 3 who share the reservation of Beautiful parklike settings we have here, and that what i see in this September 27 2013 article, is ONE HELLUVA AN EYESORE that will scare any form of wildlife that we have visiting us daily.

I have the Utmost respect for our Mr Harold Steves, as I have had the priviledge of meeting his family, and descendants of New Brunswick myself, and am very proud to know that i have their respect as well. I moved away from the family home in 1981 when i was 17 and now have moved back, and hear the stories from others of our property and have observed the beautiful animals that visit us daily, and now are disappearing.

Whats left of the property must be looked at in the eyes of what it is...PARKLAND, AND PROTECTED AGRICULTURAL. It brings to mind the article my dad George Frederick Thomas Brown had put into a paper back in August 8, 1990 The Richmond News... By Gordon Mckay RICHMOND CARES THESE TREES STAY.. , AND 2ND ARTICLE & LETTERS. ENVIRONMENTAL Every Tree is Significant from The Editor Doug Louth .

Gordon McKay was a editor or writer in VOX POP,.... and he spoke about the City, i assume of Richmond who at this time was ready to cut down George Browns 60 year old trees, of which to this day thank you lord, has not happened. Now think back, that was in 1990, it is now 2013, and those trees are still here., surrounding our little World War II 2-bedroom rancher, that is falling down around us because of the development, i assume, and or disregard for the properties around the development , or acres being left with sand and or "lack of trees", protecting us.

The conditions of the properties down the road from us, on Alexandra, and or Alderbridge , are affecting the Moss , the ground, the Bog, that is our back yard. I would like to ask those who are educated in these areas of our City Council or ASL teams, who may not be aware, we do not have the updated sewer systems of all these newer condos, or units that have come in, we are on septic tanks still, and it is of our expectations and or cost to keep the properties, and the systems in place, in a working condition, and safe for others as we wait out the decisions of what is going to happen to our properties. If these tanks or systems were to break, would we then would contaminate these grounds,?.

The Richmond Review paper has always been the paper of choice out here, and of past Wednesday September 18 2013 and again Richmond Review Friday September 20 2013, and now, Friday September 27 2013 i see that there are things in the works..

Please allow me this to be submitted to your council as a concern, as a family, that has taken care of this property and its reserves with the utmost respect over the years of its wildlife and its worth to the people of Richmond.

Please do not take any disrespect or prejudice towards my comments, these are my comments, (the middle daughter) who has witnessed the changes in the years as devastating, as i enjoyed horses, of past, riding them on the trails, of Alderbridge and shell road, and see the nightmare of another Concrete city, or jungle coming in.

C-Brown

Richmond Resident

and Isabella Brown - Resident / Mother living in the home since 1973

Schedule 6 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
November 18, 2013.

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

DATE: OCT. 2, 2013

PC: Wayne Crase - for
response
Joe Erceg - FYI

TO: RMD, CITY COUNCIL, CITY HALL,

FROM: N. J. TRANT,

RE: WALMART DEVELOPMENT, etc. & ALDERBRIDGE
ES AREA.

To Public Hearing
Date: November 18, 2013

Item #: 7

Re: RZ 10-528877

4660-4740 Garden City Road
9040-9500 Alexandra Road

1/ Bobby

Dear Sir or Madam:

Please, enough is enough. We don't need Walmart
& a hundred other stores. We have enough
for the size of Richmond. What we do need
are more wildlife corridors and
natural habitat so something else can
live here but us, and what a sorry
lot we are. When will we ever learn?
Please say "no" and keep Richmond
livable for us all & for wildlife, too.

Thank you in advance,
Nancy J. Trant.

Phone: (607) 277-0450

Address: #201-10100 #3 Rd.
Rmd., VFA 1W5.

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To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

Schedule 7 to the Minutes of the
Council Meeting for Public
Hearings held on Monday, ~~12-006020-8864~~
October 2, 2013
November 18, 2013.

PC: Wayne Craig - ^{TUI} ^{Response}
Joe Erceg - ^{FEA}

Dear Members of Richmond City Council,

Now will be doing the landscape of Richmond an irreticivable disservice if you eliminate the green space along Alderbridge Way from # 4 Rd. to Garden City Rd.

I have not travelled north on Gardencity Rd. for quite awhile and was shocked by how many more trees are missing from the green space and how shabby the view looks. That greenway allowed Alderbridge Way a backdrop, giving the road a perfect green corridor. How can city planners who are so well paid make such drastic, ugly decisions? Surely children in elementary school would choose the green space over a spindly landscaped shopping centre.

Evelina, you once mentioned at a meeting that we need more evergreens in Richmond and I wholeheartedly agree. In winter Richmond can be a pretty bleak place. The buffer zone which should at least be 50' in depth is a perfect spot to integrate

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beautiful evergreens.

The destruction to the greenspace along Alderbridge Way is an example of the developer's arrogant sense of entitlement to a project that hasn't even been given the go ahead.

As for Walmart and the rest of the development, I think it is an atrocious intrusion into an area that would better benefit from parks and greenspace. What about the children who live in the area? Is a shopping mall all they will have to look at?

There are plenty enough shopping centres within bicycle and walking distance from the Cambie area. There is Lansdowne Centre, Price Smart, Safeway Centre, Aberdeen Centre, Parker Place, Canadian Tire and Great Canadian Super Store.

Sincerely,

Lorraine Bell
10 (431) Mortfield Rd.,
Richmond, B.C.

V7A 2W1

Schedule 8 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
November 18, 2013.

Guzzi, Brian

From: Guzzi, Brian
Sent: Tuesday, 15 October 2013 17:51
To: 'Keith&Mikiko Evans'
Cc: Jansson, Michelle
Subject: RZ 10-528877 - SmartCentres Rezoning Application - Correspondence

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

Mr. Evans,

This is to acknowledge and thank you for your recent correspondence regarding the City of Richmond rezoning application RZ 10-528877 by First Richmond North Shopping Centres Ltd. (also known as SmartCentres) for properties located at 4660 to 4740 Garden City Road and 9040 to 9500. This rezoning application also includes a proposed Walmart Store.

Your correspondence has been forwarded to Mayor and Councillors, will be kept on file and included in any subsequent staff reporting to Planning Committee and/or Council regarding this rezoning application.

Thanks again for taking the time to provide your comments.

Brian Guzzi, CIP, CSLA
Senior Planner - Urban Design,
City of Richmond, Planning & Development Department,
Richmond City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Tel: 604.276.4393 Fax: 604.276.4052
Email: BGuzzi@richmond.ca

From: MayorandCouncillors
Sent: Thursday, 03 October 2013 16:09
To: 'Keith&Mikiko Evans'
Subject: RE: walmart

This is to acknowledge and thank you for your email of October 2, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Keith&Mikiko Evans [<mailto:kmevans@shaw.ca>]
Sent: Wednesday, 02 October 2013 11:44 PM
To: MayorandCouncillors
Subject: walmart

Richmond does not need another mall, especially walmart. It also does not need more condos. enough is enough. Have some foresight and vision and leave a legacy that the residents of Richmond can enjoy for generations to come. like a park and green space because once it's gone you never get it back.

cheers, Keith Evans.

**Schedule 9 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
November 18, 2013.**

Guzzi, Brian

From: Guzzi, Brian
Sent: Tuesday, 15 October 2013 17:52
To: 'Schultz, Anneliese'
Cc: Jansson, Michelle
Subject: RZ 10-528877 - SmartCentres Rezoning Application - Correspondence

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

Anneliese Schultz,

This is to acknowledge and thank you for your recent correspondence regarding the City of Richmond rezoning application RZ 10-528877 by First Richmond North Shopping Centres Ltd. (also known as SmartCentres) for properties located at 4660 to 4740 Garden City Road and 9040 to 9500. This rezoning application also includes a proposed Walmart Store.

Your correspondence has been forwarded to Mayor and Councillors, will be kept on file and included in any subsequent staff reporting to Planning Committee and/or Council regarding this rezoning application.

Thanks again for taking the time to provide your comments.

Brian Guzzi, CIP, CSLA
Senior Planner - Urban Design,
City of Richmond, Planning & Development Department, Richmond City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Tel: 604.276.4393 Fax: 604.276.4052
Email: BGuzzi@richmond.ca

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

From: MayorandCouncillors
Sent: Thursday, 03 October 2013 16:07
To: 'Schultz, Anneliese'
Subject: RE: Walmart proposal

This is to acknowledge and thank you for your email of October 2, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

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

From: Schultz, Anneliese [<mailto:anneliese.schultz@ubc.ca>]
Sent: Wednesday, 02 October 2013 9:43 PM
To: MayorandCouncillors
Subject: Walmart proposal

Dear Mayor and Councillors,

I trust that if you decide to prioritize shopping/vehicle use/tax income over green space and the health and well-being of your constituents, you will also have the backbone to voluntarily and publicly withdraw our municipality from the 'Partners for Climate Protection' programme. It is very clearly impossible to have it both ways.

Thank you for your attention,

Anneliese Schultz
54 - 8640 Bennett Road
Richmond, BC
V6Y 3T9

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

Schedule 10 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
November 18, 2013.

Mayor and Councillors

From: Mayor and Councillors
Sent: Thursday, 03 October 2013 4:13 PM
To: 'Shawn Sangha'
Subject: RE: Smartcentres application for Walmart in West Cambie

cc: Wayne Craig
Joe Greig - Fyi

This is to acknowledge and thank you for your email of October 3, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

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Aw

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

From: Shawn Sangha [mailto:shawnsangha@yahoo.ca]
Sent: Thursday, 03 October 2013 12:10 AM
To: Mayor and Councillors
Cc: stevesangha@shaw.ca; news@richmondreview.com; editor@richmond-news.com
Subject: Smartcentres application for Walmart in West Cambie



Dear Mr. Mayor and councillors,

I am writing in response to the upcoming Planning Committee meeting tentatively scheduled for October 8th in regards to the proposed Walmart development in the West Cambie area.

My family owns two strata properties located at 4560 and 4562 Garden City Road which are part of the proposed connector road realignment b/w Leslie Road and Alexandra Road. My brother, Dr. Steven Sangha, also wrote to you on September 18th and I would like to reiterate some additional concerns and disturbing oversights we would like you to reconsider.

The councillors are absolutely correct to be concerned and try to nullify any current or future liability of the connector road properties against the taxpayers of Richmond. How does Smart Centres know the exact price in 10 years from now? They cannot even predict who will own the properties in 2023, let alone the asking price! This is a false and dangerous presumption that will leave Richmond taxpayers, including my family who has proudly resided in Richmond for over 40 years, on the hook for a large corporation's goal to execute its mandate.

During the last Planning committee meeting on September 17th, Mr. Victor Wei stated the City's Real Estate division was involved in determining appropriate land costs for the two

properties (one of ours) for acquisition. However, nobody from the City has EVER contacted us to discuss any plans about costs to acquire these lands. The City Real Estate division's "involvement" is severely one-sided and appears to be communicating strictly with the developer and NOT the actual owner(s) of the properties. This seems to be perplexing since the proposal has been in the planning stages for over a decade. Even after the keen questions posed by the respected councillors on the Planning Committee, there have been no discussion/calls/contact made from City staffers as vaguely suggested at the September 17th meeting. It is a false presumption on the part of the developer and the City's staff, who are responsible for forwarding the information to Planning committee, to assume and possibly suggest the final sale price of the "holdout" properties on Garden City Road without the consent of the property owners.

Both Sandra Kaiser and Mike Gilman have stated at the September 17th, 2013 meeting, and I quote for the record, "their company would NOT provide the balance of funds needed to acquire the remaining two properties in order facilitate the connector road should the current amount proposed be insufficient". This hardly sounds like a confident analysis or prediction after having City staffers and Smart Centres claim they have done their homework in a diligent, accurate and predictable manner.

Moreover, we find the comments of GM Planning and Development Joe Erceg's suggestion that the City has the option to expropriate our property for the connector road preposterous. We also thank Councillors McNulty and Steves for challenging this suggestion. Again, another false assumption by senior city staff to make the city liable for the connector road. I sincerely hope the City will not enter the business of "kicking" owners/tenants out of their homes and land when the developers themselves should continue their own negotiation(s) for a private acquisition they are strictly responsible for.

When one takes a close look at the Garden City, Leslie and Alexandra Roads, there are some important details that the developer and City staffers failed to mention in any of the previous Planning Committee meetings. The two largest and closest competitors for Walmart, both Target and Loblaws (aka Superstore) are within a two to five minute drive from this proposed development.

Target, the new major anchor at Landowne Mall, is set to open within weeks and will draw a heavy volume of additional traffic down the Alderbridge corridor and along Garden City Road.

Superstore is currently partaking in a \$4 million dollar renovation and upgrade to their store on Number 3 Road to match the modern day selection and amenities offered by their competitors Target and Walmart. Superstore is located at the West end of Leslie Road. Even without the Walmart development adding 45 to 50 new stores, current traffic patterns show a hundreds of vehicles daily trying to avoid Alderbridge road and transverse their way along Leslie Road to Garden City Road or Alexandra Road between Garden City Road and # 3 Road.

The terminus point for this high volume of diversion is at the Pennzoil Auto Centre and Car Wash located at Alexandra and Garden City Road. A constant stream of vehicles dangerously passes through this private complex on Alexandra road adjacent to the Harvest Montessori School next door where families stop to take their kids to pre-school.

If this state of congestion already exists at the "inner roads" of Alexandra, Leslie and Garden City Road, imagine the heightened chaos and risk to the safety of commuters/pedestrians and associated congestion and liability that the new Walmart development would bring. Victor Wei suggested intersection improvement can adequately manage the anticipated increase in traffic volume. As a regular commuter of the Garden City Road/Alderbridge way intersection, I strongly suggest intersection improvements are needed now, regardless of additional Walmart development at the corner. If the proposed Walmart development is to proceed, the connector road should NOT be delayed for 10 years, rather steps taken to ensure its construction be built concurrently with the proposed development.

In addition, there are several Garden City Road homes accessing their properties off the back lane from Alexandra Road. For these homes, there are no driveways off Garden City Road. Alexandra Road is not merely a service road as suggested by Smart Centres, it is a life line to the families of these homes. We know...we lived there since the early 1970's. With the congestion of heavy trucks, speeding delivery vehicles and a vast number of store patrons having access to the road, the flow of traffic will instantly back up more at the intersection of Alexandra and Garden City Road, thereby "choking" the residents trying to access their homes. I am very interested to see if the forecasted traffic counts Councillor McNulty has requested for from the developer includes the effect of the service road on these longtime residents.

Finally, I would like to comment on the potential loss of 0.4 acres of ESA land. The 10 years of degradation and neglect by Smart Centres between Alexandra Road and Alderbridge Way on their previously purchased properties is sad to say the least. This shouldn't be a reason for the City and its residents to lose an additional 0.4 acres of ESA land. My parents have proudly owned/operated farmland throughout Richmond for 36 years and continue to do so under the City of Richmond business licensee "Blueberry Lane". They/we don't farm for profit. Trust me, the margins are so thin and the year long work is strenuous, even with the advent of machinery over recent years. We farm because of the value it brings to the City, the food sustainability for our long term customers throughout the City and the acres of livable green space we maintain for ourselves and our children. The City's goal and mandate to protect and preserve ESA land needs to be respected.

The green space replacement suggested by the developer is an elevated deck. Are you kidding me?. People are coming to shop at Walmart and its neighbouring tenants, not to walk around a loosely accessible garden. This elevated green space should be a community garden for the Richmond's food bank and its users OR an educational grounds for local school children, a concept similar to Richmond's Community Garden. I understand that would carve into the Walmart's produce sections sales and profitability, but as the current proposal stands, they would save money on the connector road AND pass on the liability risk to the City anyways.

In closing, we thank you for your ongoing critical evaluation of this development. Our request as loyal, life long Richmondites and property owners is for the connector road to be an immediately constructed prerequisite for issuance of a development permit, at no risk or cost liability to the City of Richmond taxpayers and the reevaluation of the ESA land potentially lost. Otherwise, we will continue to look after our long term home and the ESA land remain in its current humble state.

Kind regards,
Shawn Sangha on behalf of the Sangha family
T: 604-312-7067

Schedule 11 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
November 18, 2013.

Mayor and Councillors

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

From: Mayor and Councillors
Sent: Tuesday, 08 October 2013 10:49 AM
To: 'Lorri R'
Subject: RE: Garden City Lands

PC: Wayne Craig
Joe Erceg FYI

This is to acknowledge and thank you for your email of October 7, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

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

From: Lorri R [<mailto:lhaan@shaw.ca>]
Sent: Monday, 07 October 2013 6:48 PM
To: Mayor and Councillors
Subject: Garden City Lands

Dear Mayor and Councillors,

I am writing to ask you to consider pausing and taking a deep breath before considering further development in our lovely city. The traffic, the towers and the densification have proceeded at break neck speed and we need to stop and think.

Think about the value of open space, of farmland, of green areas. Not the price, but the value. More and more studies show that we as human beings are suffering from a nature deficit and our children are affected the most. Every time another structure, be it condos, an enormous house (have you driven down #5 Road lately? It's not all Highway to Heaven) or industry takes over farmland and greenspace, it is gone forever.

A Walmart NEVER made a city "Better in ANY Way". Neither does another strip mall, shopping centre or hotel. We DO NOT need more places to shop. We DO need more places to be in nature. Bird song and fields make a place better. In every way. Like our motto, if you don't intend to honor the city motto, be honest and change it.

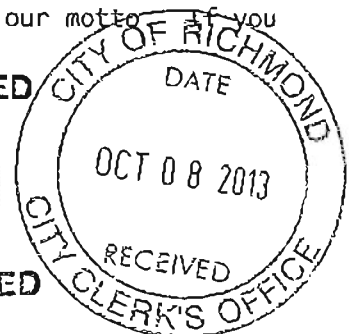
Thank you.

Lorri Romhanyi
#35 12055 Greenland Drive
604 278 1315

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Schedule 12 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
November 18, 2013.

Guzzi, Brian

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

From: Guzzi, Brian
Sent: Tuesday, 15 October 2013 17:46
To: 'Ligtenberg, John [RH]'
Cc: Jansson, Michelle
Subject: RZ 10-528877 - SmartCentres Rezoning Application - Correspondence

John Ligtenberg,

This is to acknowledge and thank you for your recent correspondence regarding the City of Richmond rezoning application RZ 10-528877 by First Richmond North Shopping Centres Ltd. (also known as SmartCentres) for properties located at 4660 to 4740 Garden City Road and 9040 to 9500. This rezoning application also includes a proposed Walmart Store.

Your correspondence has been forwarded to Mayor and Councillors, will be kept on file and included in any subsequent staff reporting to Planning Committee and/or Council regarding this rezoning application.

Thanks again for taking the time to provide your comments.

Brian Guzzi, CIP, CSLA
Senior Planner - Urban Design,
City of Richmond, Planning & Development Department,
Richmond City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Tel: 604.276.4393 Fax: 604.276.4052
Email: BGuzzi@richmond.ca

From: MayorandCouncillors
Sent: Monday, 07 October 2013 15:35
To: 'Ligtenberg, John [RH]'
Subject: RE:

This is to acknowledge and thank you for your email of October 4, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Ligtenberg, John [RH] [<mailto:John.Ligtenberg@vch.ca>]
Sent: Monday, 07 October 2013 3:20 PM
To: MayorandCouncillors
Subject:

I don't want no Wal-Mart. Surely something more useful and positive can be done with our remaining land.

**Schedule 13 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
November 18, 2013.**

Guzzi, Brian

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

From: Guzzi, Brian
Sent: Tuesday, 15 October 2013 17:43
To: 'Glenda Ho'
Cc: Jansson, Michelle
Subject: RZ 10-528877 - SmartCentres Rezoning Application - Correspondence

Glenda Ho,

This is to acknowledge and thank you for your recent correspondence regarding the City of Richmond rezoning application RZ 10-528877 by First Richmond North Shopping Centres Ltd. (also known as SmartCentres) for properties located at 4660 to 4740 Garden City Road and 9040 to 9500. This rezoning application also includes a proposed Walmart Store.

Your correspondence has been forwarded to Mayor and Councillors, will be kept on file and included in any subsequent staff reporting to Planning Committee and/or Council regarding this rezoning application.

Thanks again for taking the time to provide your comments.

Brian Guzzi, CIP, CSLA
Senior Planner - Urban Design,
City of Richmond, Planning & Development Department,
Richmond City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Tel: 604.276.4393 Fax: 604.276.4052
Email: BGuzzi@richmond.ca

From: MayorandCouncillors
Sent: Monday, 07 October 2013 15:22
To: 'Glenda Ho'
Subject: RE: Please protect Garden City Lands and Mountain View

This is to acknowledge and thank you for your email of October 5, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Mike Redpath, Senior Manager, Parks for response. If you have any questions or further concerns at this time, please call Mr. Redpath at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Glenda Ho [<mailto:jadegho@yahoo.ca>]
Sent: Saturday, 05 October 2013 5:33 PM
To: MayorandCouncillors
Subject: Please protect Garden City Lands and Mountain View

Dear Mayor Brodie and Councillors

I am writing to you about the Garden City Lands.

I was at the community participation process Ideas Fair that was held at Garden City Lands in June 2013.

There was a variety of visions input from participants such as keeping the green space, having a family gathering area, children playground, dog park, community/sharing garden, farming, and various environment sustainability visions.

Important: I would like to bring to your attention that there was no mention from any of the participants at that community participation Ideas Fair of wanting a Walmart, dollar stores or shopping mall/centre.

I am extremely upset that the visions of the participants was not even considered. It seems that a decision has been made prior this fair, to have a Walmart & Dollar Store (which we have many of), and other shops, etc. That by asking the public for their input was just a farce?

Please do not go ahead with building Walmart or any highrises or any buildings that will obscure the view of the mountain.

Please take the time to contact the people at Garden City Lands about the outcome of the Ideas Fair. (website www.creategardencitylands.ca)

I live 1 block away from Lansdowne mall and seldom go there. By having a Walmart in Richmond, does not interest me. There is one in Queensborough and I don't see the need to have one here. There are also many shopping centres (Blundell, Garden City, etc..) We don't need more car pollution, traffic, Walmart and so forth

I do always enjoy seeing the spectacular view of the mountain and Garden City Lands. Whether driving pass or walking pass, I always stop and admire the beauty of these two places.

The mountain view we see is breathtaking and beautiful to look at, with Garden City Lands complimenting this. This should be kept this way.

Please consider keeping Garden City Lands natural and mountain view for all to enjoy.

I hope that there will be a positive decision in keeping Garden City Lands thriving for the community to enjoy (i.e. park, picnic area, as suggestions at Idea Fair).

Thanking you.

Yours sincerely

Ms G. Ho

Schedule 14 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
November 18, 2013.

Guzzi, Brian

From: Guzzi, Brian
Sent: Tuesday, 15 October 2013 17:37
To: 'Jim Wright'
Cc: Jansson, Michelle
Subject: RZ 10-528877 - SmartCentres Rezoning Application - Correspondence

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

Mr. Wright,

This is to acknowledge and thank you for your recent correspondence regarding the City of Richmond rezoning application RZ 10-528877 by First Richmond North Shopping Centres Ltd. (also known as SmartCentres) for properties located at 4660 to 4740 Garden City Road and 9040 to 9500. This rezoning application also includes a proposed Walmart Store.

Your correspondence has been forwarded to Mayor and Councillors, will be kept on file and included in any subsequent staff reporting to Planning Committee and/or Council regarding this rezoning application.

Thanks again for taking the time to provide your comments.

Brian Guzzi, CIP, CSLA
Senior Planner - Urban Design,
City of Richmond, Planning & Development Department,
Richmond City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Tel: 604.276.4393 Fax: 604.276.4052
Email: BGuzzi@richmond.ca

From: MayorandCouncillors
Sent: Monday, 07 October 2013 15:34
To: 'Jim Wright'
Subject: RE: Walmart mall proposal

This is to acknowledge and thank you for your email of October 7, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Jim Wright [<mailto:jamesw8300@shaw.ca>]
Sent: Monday, 07 October 2013 11:42 AM
To: MayorandCouncillors
Subject: Walmart mall proposal

Mayor and Councillors,

I've put some current Walmart mall analysis for you in three blog articles immediately after the Welcome message at <http://gardencitylands.wordpress.com>:

"The Walmart Mall and the ESA farce" describes why the developer's decimation of a segment of its property is a reason for reclamation by the developer, not total capitulation to the developer. (All the ESA inspections in the agenda package occurred AFTER the decimation of the segment by the developer, affecting both that segment and adjoining ones.)

"Council meeting re Walmart, Tues, Oct 8, 2013" will fill in those who were not at the last planning committee meeting and will fill out the picture for those who were there.

"Walmart versus West Cambie Community Plan" shows how there will be a good outcome for all if council insists on following the official community plan. Trimming back the development in keeping with the OCP would free up enough land to conserve and restore a ribbon of Alderbridge wildlife corridor along the north edge of Alderbridge where the ESA is still supposed to apply to the development because the application was made before that land was stripped of its protection. (I learned that from Terry Crowe.)

I suggest that the illustrations also tell a story. For example, they show that the trees that the developer is depicting in front of the Walmart building, which appear to be up to 60 feet in height, are almost as wide. Even if the developer could somehow magically install mature trees there, a tree with foliage that's almost 60 feet in diameter is not even remotely possible when the front of the building will be close to the Alderbridge lot line.

Regards,
Jim Wright
8300 Osgoode Drive, Richmond

Schedule 15 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
November 18, 2013.

Guzzi, Brian

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

From: Guzzi, Brian
Sent: Tuesday, 15 October 2013 17:38
To: 'pfrazy@telus.net'
Cc: Jansson, Michelle
Subject: RZ 10-528877 - SmartCentres Rezoning Application - Correspondence

Patty Zaborowicz,

This is to acknowledge and thank you for your recent correspondence regarding the City of Richmond rezoning application RZ 10-528877 by First Richmond North Shopping Centres Ltd. (also known as SmartCentres) for properties located at 4660 to 4740 Garden City Road and 9040 to 9500. This rezoning application also includes a proposed Walmart Store.

Your correspondence has been forwarded to Mayor and Councillors, will be kept on file and included in any subsequent staff reporting to Planning Committee and/or Council regarding this rezoning application.

Thanks again for taking the time to provide your comments.

Brian Guzzi, CIP, CSLA
Senior Planner - Urban Design,
City of Richmond, Planning & Development Department, Richmond City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Tel: 604.276.4393 Fax: 604.276.4052
Email: BGuzzi@richmond.ca

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

From: MayorandCouncillors
Sent: Monday, 07 October 2013 15:30
To: 'pfrazy@telus.net'
Subject: RE: walmart complex at alderbridge way and garden city road

This is to acknowledge and thank you for your email of October 6, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

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

From: pfrazy@telus.net [<mailto:pfrazy@telus.net>]
Sent: Sunday, 06 October 2013 11:20 PM
To: MayorandCouncillors
Cc: pfrazy@telus.net
Subject: walmart complex at alderbridge way and garden city road
Importance: High

Hello to our mayor and councillors,

After reading letters to the editor in the Richmond Review on October 2, I felt compelled to also voice my opposition, along with these concerned Richmond residents about the potential loss of green space. I could give you many reasons why this is a bad idea. One reason is we do not need another shopping mall as we already have plenty of them. Walmart, in my opinion, has not been a good corporate citizen, so please do some more homework. The jobs they propose are low-paying ones. However, the loss of this beautiful little forest in the heart of Richmond would be a travesty and turn a sacred place into a desecrated place. There are fewer and fewer wild places left in this world and once they are gone, they are gone forever. The worthiness of these places truly reveal themselves when they pass away by the hands of developers. This urban gem is home to many creatures, many of them are songbirds. I have noticed over the years less and less songbirds in the city of Richmond and this saddens me. Therefore, I am asking our mayor and councillors, what is the right thing to do? I have hope and faith in you all. Just say no.

Patty Zaborowicz
Richmond.

Schedule 16 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
November 18, 2013.

Guzzi, Brian

From: Guzzi, Brian
Sent: Tuesday, 15 October 2013 17:44
To: 'Bell, Yvonne [HSSBC]'
Cc: Jansson, Michelle
Subject: RZ 10-528877 - SmartCentres Rezoning Application - Correspondence

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

Yvonne Bell,

This is to acknowledge and thank you for your recent correspondence regarding the City of Richmond rezoning application RZ 10-528877 by First Richmond North Shopping Centres Ltd. (also known as SmartCentres) for properties located at 4660 to 4740 Garden City Road and 9040 to 9500. This rezoning application also includes a proposed Walmart Store.

Your correspondence has been forwarded to Mayor and Councillors, will be kept on file and included in any subsequent staff reporting to Planning Committee and/or Council regarding this rezoning application.

Thanks again for taking the time to provide your comments.

Brian Guzzi, CIP, CSLA
Senior Planner - Urban Design,
City of Richmond, Planning & Development Department,
Richmond City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Tel: 604.276.4393 Fax: 604.276.4052
Email: BGuzzi@richmond.ca

From: MayorandCouncillors
Sent: Monday, 07 October 2013 15:19
To: 'Bell, Yvonne [HSSBC]'
Subject: RE: Proposed Walmart at Garden City and Alderbridge Way

This is to acknowledge and thank you for your email of October 4, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Bell, Yvonne [HSSBC] [<mailto:Yvonne.Bell@hssbc.ca>]
Sent: Friday, 04 October 2013 6:47 PM
To: MayorandCouncillors
Subject: Proposed Walmart at Garden City and Alderbridge Way

There are many reasons why I do not think Wal-Mart should be allowed to build a mall at Garden City and Alderbridge Way. Here are five: 1) There are already malls in this area. Kitty corner to the proposed Wal-Mart is Lansdowne mall with a Target, Homesense, Winners, The Source, banks, etc. Then a long #3 Road you have Great Canadian Superstore, Aberdeen Centre, Yaohan Centre, Canadian Tire, Price Smart, London Drugs and then Richmond Centre. All of these are within one or two kilometers of the proposed mall. Why would you allow another mall to be built? Lansdowne is never busy. And if memory serves me correctly, before Great Canadian Superstore settled at their present location, they also wanted to build on the east side of Garden City Road but the city planners said they wanted to concentrate large retail stores along #3 Road. So Great Canadian Superstore located in the old Toyota plant on #3 Road. In my opinion this was a very good example of working with city planners and using an area that was already zoned for commercial. 2) This area was an urban forest until the developer preloaded it with sand. It can easily go back to being an urban forest with the removal of the sand and remediation work. The sand should not have been allowed to be dumped here until council had heard from the residents of Richmond on whether or not they wanted a mall here in the first place. 3) Wal-Mart refuses to work with the community and leave an important urban forest buffer along Alderbridge Way between Garden City Road and #4 Road. An urban forest buffer already exists along Alderbridge between #4 Road and Shell Road. 4) Wal-Mart has a terrible reputation for giving the consumer the cheapest product at the cheapest price at the expense of the environment and the worker. Please read the attached articles titled "Wal-Mart Accepted Clothing from Banned Bangladesh Factories" <http://www.propublica.org/article/walmart-accepted-clothing-from-banned-bangladesh-factories> and "Wal-Mart to Skip Discussion on Compensation for Bangladesh Factory Victims" http://www.huffingtonpost.com/2013/09/12/walmart-bangladesh_n_3912246.html . Here is an excellent article by Mayor Malcolm Brodie from the Richmond News titled, "Throw-away designs need tossing" <http://www.richmond-news.com/opinion/editorial/throw-away-designs-need-tossing-1.631703> It states that every year local governments in Canada spend 2.6 billion tax dollars managing 34 million tones of garbage. Wal-Mart is all about throw-away designs. Their merchandise does not last and ends up a year later in landfills. 5) I absolutely do not support the city of Richmond taking the responsibility off the Wal-Mart Mall developer's hands for buying Garden City Road lots to reduce the traffic congestion from the mall. Why would you make a decision that would put a Wal-Mart across from Richmond's greatest legacy, "The Garden City Lands"?

Yvonne Bell
10431 Mortfield Road
Richmond, BC
V7A 2W1

Schedule 17 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
November 18, 2013.

Guzzi, Brian

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

From: Guzzi, Bria.
Sent: Tuesday, 15 October 2013 17:41
To: 'Lusha Z'
Cc: Jansson, Michelle
Subject: RZ 10-528877 - SmartCentres Rezoning Application - Correspondence

Lusha Zhou,

This is to acknowledge and thank you for your recent correspondence regarding the City of Richmond rezoning application RZ 10-528877 by First Richmond North Shopping Centres Ltd. (also known as SmartCentres) for properties located at 4660 to 4740 Garden City Road and 9040 to 9500. This rezoning application also includes a proposed Walmart Store.

Your correspondence has been forwarded to Mayor and Councillors, will be kept on file and included in any subsequent staff reporting to Planning Committee and/or Council regarding this rezoning application.

Thanks again for taking the time to provide your comments.

Brian Guzzi, CIP, CSLA
Senior Planner - Urban Design,
City of Richmond, Planning & Development Department,
Richmond City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Tel: 604.276.4393 Fax: 604.276.4052
Email: BGuzzi@richmond.ca

From: MayorandCouncillors
Sent: Monday, 07 October 2013 15:24
To: 'Lusha Z'
Subject: RE: Bulletin 2013-09-23

This is to acknowledge and thank you for your email of October 6, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Lusha Z [<mailto:lusha.zhou@dartmouth.edu>]
Sent: Sunday, 06 October 2013 8:51 AM
To: MayorandCouncillors; Garden City Lands Coalition
Subject: Fwd: Bulletin 2013-09-23

Hi,

I am a recent college graduate and I have always appreciated the balance Richmond hit between cosmopolitan and agricultural. In addition, Richmond has a unique shopping scene that brings tourists and supports local, small businesses. I wish to see the councillors steward the beautiful urban planning legacy we have inherited - so that as I and others my age move forward in life, we could raise families in environs as blessed as we were to have. To that end I lend my support to specific suggestions made by the Garden City Conservation Society on their blog, which you may find references to below.

Thank you,
Lusha

----- Forwarded message -----

From: **Garden City News** <gardencitynews@shaw.ca>
Date: 2013/9/23
Subject: Bulletin 2013-09-23
To: Garden City Conservation Society <gardencitylands@shaw.ca>

Friends of Garden City,

Your letters to Richmond council were a factor in council sending the Walmart Mall application back to staff (and the developers) for improvement. It will probably return to council on Oct. 8. The <http://gardencitylands.wordpress.com> blog will provide updates and links as they become available.

Please read the attached 1-page bulletin on the topic. This is a crucial time for the particular issue. Bad results on the Walmart issue, especially the viewscape aspect, would be likely to have surprisingly far-reaching effects, as discussed in the bulletin and at <http://wp.me/p97QM-2g1>.

In other words, your prompt further action can have high impact in this window of opportunity.

Jim Wright

Garden City Conservation Society

Garden City News is sent to members and friends of the Garden City Conservation Society, Richmond, B.C. To opt out of receiving the *News*, simply reply with "Unsubscribe" in subject line. Please forward the

Garden City News to friends. To opt in, they can simply send a message to GardenCityLands@shaw.ca with "Subscribe" in the subject line.

Schedule 18 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
November 18, 2013.

Guzzi, Brian

From: Guzzi, Brian
Sent: Tuesday, 15 October 2013 18:01
To: 'stevesangha@shaw.ca'
Cc: Jansson, Michelle
Subject: RZ 10-528877 - SmartCentres Rezoning Application - Correspondence

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

Mr. Sangha,

This is to acknowledge and thank you for your recent correspondence regarding the City of Richmond rezoning application RZ 10-528877 by First Richmond North Shopping Centres Ltd. (also known as SmartCentres) for properties located at 4660 to 4740 Garden City Road and 9040 to 9500. This rezoning application also includes a proposed Walmart Store.

Your correspondence has been forwarded to Mayor and Councillors, kept on file and included in any subsequent staff reporting to Planning Committee and/or Council regarding this rezoning application.

If you would like to meet with City staff regarding this rezoning application, I would be pleased to arrange a meeting with the appropriate staff.

Thanks again for taking the time to provide your comments.

Brian Guzzi, CIP, CSLA
Senior Planner - Urban Design,
City of Richmond, Planning & Development Department,
Richmond City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Tel: 604.276.4393 Fax: 604.276.4052
Email: BGuzzi@richmond.ca

From: MayorandCouncillors
Sent: Wednesday, 09 October 2013 16:39
To: 'steve sangha'
Subject: RE: Re:SmartCentre Proposal project Property acquisition Richmond News article

This is to acknowledge and thank you for your email of October 8, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: steve sangha [<mailto:stevesangha@shaw.ca>]
Sent: Tuesday, 08 October 2013 11:32 PM
To: acampbell@richmond-news.com

Cc: Mayor and Councillors; Guzzi, Brian; Jansson, Michelle; Craig, Wayne
Subject: Re: SmartCentre Proposal project Property acquisition Richmond News article
Importance: High

Re: Campbell Article Richmond News October 8, 2013

My name is Steven Sangha. My family owns the property in question. It is correct what you reported in October 8, 2013 news article - but you have put the request of 2.4 million out of context. SmartCentres purchased 9071 Alexandra Road - a 2800 square foot house for \$1.5 million dollars as one of the properties for the connector road. The price paid for 9071 Alexandra Road works out to be \$175 a square foot. This property is on Alexandra Road. Our property is on Garden City Road - it is on a major roadway with exposure and frontage. Our property is actually 4560/4562 Garden City Road it is actually two separate strata properties - it is a duplex (almost quadplex). The building size itself is two to three times the size of 9071 Alexandra Road. Our property size in terms of square footage is well over 11,300 square feet. The property is currently zoned for office/building mixed use by the City of Richmond. You cannot compare the two properties exactly the same due to location and size. Also, our property is rental income producing for my parents retirement. SmartCentres provided a price (\$2 million) based upon similar square footage cost which was agreed upon but expired after SmartCentres failed to follow through with the deal. They then subsequently presented an offer 40% below their last offer whereby we countered the 2.4 figure in protest. Why did SmartCentres offer 40% less? Because the City of Richmond told them that they would have to purchase the property themselves for the connector road - not the City of Richmond. SmartCentres assumed the city would just buy the properties at the agreed price. So now SmartCentres has said they are at an impasse with the property owner so they have given the responsibility of land acquisition to the City of Richmond. SmartCentres knew all along that the WCAP for this development required a connector road for over seven years. SmartCentres will put in High Street to alleviate traffic and they move ahead with their project. They are getting what they wanted - building permit. Meanwhile the City of Richmond and the taxpayers will now be responsible for purchasing real estate for a road. This is a dangerous precedent for future developments in the city in providing infrastructure to private developers.

I wanted to present our side of the story because it paints our family as being unreasonable and greedy. SmartCentres presented most of the information related to real estate negotiations. The City did not contact our family for any information. When we asked about this to the Planning department, the City's response was that "they are not in the position in negotiating land deals". Funny thing this is what SmartCentres is asking the City of Richmond to do.

I can be reached at 778-228-6872

S. Sangha

Here is the article in the Richmond News October 8:

"Some councillors were also worried about the possibility of the city not being able to acquire two properties on the site - needed to build a new realigned connector road at Alexandra and Leslie roads.

It's an acquisition which, thus far, has eluded the developer and is now being handed to the city to complete, along with around \$3.4 million of developer's cash.

The threat of expropriating the two properties stuck firmly in several councillors' throats when it was aired last month.

And city staff don't seem to have too much to offer in terms of alternatives, should the two homeowners fail to budge.

Complicating the acquisition further are new details revealed in this week's report, which highlight how one of the owners earlier this year asked the developer for \$2.4 million - three times the assessed property tax value - for his family's Garden City Road property.

If such a deal was to take place between the city and the owner, it would leave only \$1 million in the pot to purchase the remaining property.

The owner told the News how a \$2 million price tag had been tentatively agreed with the developer in 2011 and he upped his demand by 40 per cent this year after the developer dropped their offer by the same percentage.

Staff, meanwhile, are sticking to the assertion that the realigned connector road is not needed for ten years due to the developer's extensive intersection improvements in the immediate area"

2) REVISED Smart Centres Proposal for Central at Garden City

- SmartCentres will purchase three properties (9071, 9091 and 9111 Alexandra) and will dedicate the land across these properties required for the Alexandra Road realignment to the City at a cost of \$3,550,000. The properties are appraised at \$2,016,000 in total.
- SmartCentres will increase the amount it gives the City to purchase the two remaining properties required for the Alexandra Road realignment from \$2,000,000 to \$3,450,000. The properties are appraised at \$1,566,000 in total.
- SmartCentres will pay 100% of the capital cost for the Alexandra Road realignment of \$3,206,774 (2023 cost).

Schedule 19 to the Minutes of the Council Meeting for Public Hearings held on Monday, November 18, 2013.

Mayor and Councillors

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

From: Mayor and Councillors
Sent: Thursday, 24 October 2013 11:23 AM
To: 'Melanie Beggs-Murray'
Subject: RE: Richmond at the Crossroads

PC: Wayne Craig --for response
Joe Erceg -Fyl

This is to acknowledge and thank you for your email of October 19, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

PHOTOCOPIED

Yours truly,

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

14 2013

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

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From: Melanie Beggs-Murray [mailto:mbeggs@murray@gmail.com]
Sent: Saturday, 19 October 2013 9:12 PM
To: Mayor and Councillors
Subject: Richmond at the Crossroads



Dear Members of the City of Richmond Planning Committee and Richmond City Council,

Richmond at the Crossroads

I write as a resident of Richmond in hopes of persuading you against approving the rezoning of the lands at the intersection of Garden City Road and Alderbridge Way. A Walmart-anchored shopping centre is the wrong choice for this most pivotal intersection in our still maturing municipality. The very character of our developing city centre is at stake, along with all hope that Richmond's proposed central park will be something which Richmondites can look upon with pride or delight.

I am calling on the Planning Committee of the Richmond City Council to:

1. Reject the concept of a Walmart-anchored shopping centre for Alderbridge Way and Garden City Road outright and completely.
2. Reject all applications for rezoning this corridor until a complete, binding community plan is in place to safe-guard the future of the Garden City Lands, Richmond's central park.

Here are my top ten reasons why a Walmart-anchored shopping centre is the wrong choice for Garden City and Alderbridge Way:

1. The Walmart-anchored centre puts the future of the Garden City Lands at risk

Allowing First Richmond Shopping Centres to go ahead any further with plans to develop this land as a shopping mall puts the cart before the horse for this whole area. A real proposal for the future of the GCL seems years away still. An awful lot can happen in that time. The provincial government may yet do away with the ALR entirely. A whole new council could be elected. What then?

2. The new worst intersection in Richmond

Look out No.3 Road and Westminster Highway! Garden City and Alderbridge is looking to steal your title! Regardless of any theoretical back road to the centre, traffic will be bottling up on Garden City and along Alderbridge. These are vital access routes to both Highway 91 and Highway 99 and main arteries connecting Richmond to her neighbouring municipalities. What has Ironwood and Coppersmith done for traffic on Steveston Highway onto Highway 99? The prognosis for Alderbridge Way and Garden City is doubly bleak.

3. It eliminates land that was zoned for housing

This new development funnels prime low-rise housing land away from its intended purpose and goes against Richmond City Council's own goal to improve accessibility to affordable housing by making this type of land an even-rarer commodity. Amid a revitalized nature strip -- instead of a traffic-clogging, view-destroying Walmart -- Richmond could instead be creating housing for low-income families, below and behind the existing tree level: a habitat for humanity.

4. It is not accessible to transit

The Canada Line stops on No. 3 Road at Lansdowne Road. That's a 20-minute walk from the station for an able-bodied person. Some of the buses that run along Garden City only run once an hour. Do we really think Translink has the money for more buses for Richmond? Bring your SUV! Everyone else will (see point 2).

5. It's not environmentally sustainable

Richmond has sustainability plans and aims to be the most environmentally-conscious and livable of cities. Where does driving your vehicle to buy cheap merchandise shipped thousands of kilometres across oceans on fossil fuel fit in? Walmart is the largest beneficiary on earth of unhealthy, disposable consumer culture. They sell junk for the home, junk for the kids to eat, and junk for our landfills.

6. American big box bonanza

Does Richmond need a new Walmart less than a kilometre away from our brand new Target? Lansdowne is the shopping centre with ample free parking, community events, and a skytrain stop right on its doorstep. Why are we sacrificing so much for something Richmond already has? – and really, really close by.

7. Walmart is the worst

Whether they are blocking their ultra-minimum-wage employees from unionizing, illegally dumping hazardous waste, or selling guns across the street from schools in the US, Walmart has a bad reputation for a reason. Communities fight it for a reason. Wherever they go they systematically kill local business and leave only the lowest common denominator in their place.

8. There is still plenty of "ugly Richmond" left to go around

The Canada Line has given Richmondites new perspective on our city, literally. For the first time we can see certain parts of Richmond slightly from above. There is still a lot of already despoiled and underutilized Richmond in need of redevelopment. Richmond shouldn't have a Walmart. But if we absolutely *have* to have one, why can't it be somewhere else?

9. What about Richmond's other wants? What about better visions?

Create Garden City Lands Idea Fair, on 1 June 2013, was an impressive and inspiring event. However, it was clear on that community visioning day that the residents of Richmond also want things that are not going to be

feasible on the GCL. Some of the things that the people of Richmond want, and need, could be at Garden City and Alderbridge instead of a shopping centre. City resources would be complementary, appropriate, and logical at just such a location – directly across from Richmond's own destination park.

10. A Walmart-anchored centre sets the tone of our nascent city centre really low

The City used to have the slogan, *Richmond: better in every way*. Have we changed the way we see ourselves as a city so much since then? Richmond, where's your self respect? Vancouver would never put a Walmart across from their Stanley Park, or Burnaby allow such a blight on the doorstep of their Central Park. Seriously, Richmond aren't we better than this?

The decisions we make today will bring about the city of the future. Before allowing this shopping centre to become part of the future of our city, please consider how very far a Walmart-anchored centre is from the kind of city we want to be -- from the ideas and dreams that have been gathered from the community, for our future community. A Walmart centre can only degrade and devalue the Garden City Lands, its natural view scape, and the health and well-being of future Richmond residents.

Yours sincerely,

Melanie Beggs-Murray, Richmond Resident

Schedule 20 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
November 18, 2013.

Mayor and Councillors

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

Re: Wayne Craig - Fy1

From: Terri Havill [auntieunion@telus.net]
Sent: Saturday, 26 October 2013 8:57 AM
To: Melanie_Beggs-Murray@bcit.ca
Cc: Mayor and Councillors; news@richmondreview.com
Subject: walmart

Categories: 12-8060-20-8864 - Walmart/Smart Centre - Garden City & Alderbridge

Hello Melanie,

I read your Richmond Review 10 reasons why Walmart doesn't belong in Richmond. You gave the reader compelling reasons to vote out 7 of 8 Richmond Councillors. To place Walmart blight in front of Garden City Lands when so many other de-treed despoiled land is available is reckless.

Thank you Melanie for taking your personal time to inform Richmondites why Walmart across from Garden City Lands makes Richmond "worse in every way."

local community gardener
terri havill
Sent from my iPad

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

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Schedule 21 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
November 18, 2013.

Mayor and Councillors

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

From: Mayor and Councillors
Sent: Thursday, 07 November 2013 3:23 PM
To: 'Margaret Morerau'
Subject: RE: Walmart petition: fire safety in Bangladesh garment factories

This is to acknowledge and thank you for your email of November 5, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

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

From: Margaret Morerau [<mailto:maggiemoreau@yahoo.ca>]
Sent: Tuesday, 05 November 2013 3:05 PM
To: Mayor and Councillors
Subject: Fwd: Walmart petition: fire safety in Bangladesh garment factories

> Dear Mayor Brodie and Richmond City Councillors
>
> It is absolutely essential that Walmart address this human rights issue before being given
permission to open a store in Richmond.
>
> I would also hope that all of you would sign this petition.
>
> Sincerely,
>
> Margaret Moreau
> Manfred Kuchenmuller
> 9 - 13400 Princess Street
> Richmond V7E 6R5
>
> <http://action.sumofus.org/a/walmart-bangladesh/>
>
>
> Sent from my iPad

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Schedule 22 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
November 18, 2013.

Mayor and Councillors

From: Mayor and Councillors
Sent: Monday, 18 November 2013 9:17 AM
To: 'Shirley Doyle'
Subject: RE: Walmart and More

To Public Hearing	
Date:	Nov 18/13
Item #	7
Re:	4660-4740 Garden City Rd 9040-9500 Alexandra Rd R2 10-528877

This is to acknowledge and thank you for your email of November 17, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information and will be made available at the Public Hearing tonight.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson

Manager, Legislative Services

City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1

Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Shirley Doyle [<mailto:shirdoyle@hotmail.com>]

Sent: Sunday, 17 November 2013 9:21 AM

To: Mayor and Councillors

Cc: Shirley Doyle

Subject: Walmart and More

WE don't need a Walmart in Richmond. When Bellingham Walmart opened so many Mom and Pop businesses closed. Downtown became a ghost town for many years.

Those people who found jobs at Walmart had to live on minimum wages while the execs make huge salaries.

The products are made in many cases by children working 10-15 hours a day in factories with poor conditions.

We don't need more traffic congestion in Richmond. Why have a huge store near an already congested mall. It's bad enough that Target has opened.

What we do need in Richmond is more facilities for families like indoor family play centres which could have a farm theme and petting zoo.

We don't need more shopping. We already are huge consumers. One trip to Value Village is a lesson in what's being discarded.

Check this out. Brocketts Farm. Children get to experience and learn about real animals on a working farm. The large animals are in pastures and the small ones are in barns and have access to pastures.

There is an indoor and outdoor playground for all ages with huge slides, mazes, climbing areas. They have miniature and real tractors and rides. The gift shop can feature local products and crafts. There's a restaurant as well. Parties of all kinds can be booked there.

I think something like this in Richmond would be a huge success since we are a city with a background of farming and fishing.

We need to get our families having fun together not "shopping".

Richmond is becoming a concrete jungle. Even the malls don't include a family activity.

The most fun in Richmond for a family is Richmond Country Farm.....

I have visited Bocketts Farm recently and was very impressed with all the events that happen there.

Time to give back to the families in Richmond. With all the taxes being paid in to the City of Richmond certainly some should be used to provide some fun.

Garden City should be "Garden" and "Farm" and "Family" City with a lot of fun for everyone.

<http://www.bockettsfarm.co.uk/> Please check this out.

Well that's my two cents worth.

Cheers,

Shirley Doyle

Richmond Taxpayer for 46 years

Schedule 23 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
November 18, 2013.

MayorandCouncillors

From: MayorandCouncillors
Sent: Monday, 18 November 2013 9:49 AM
To: 'Lisa Coulthard'
Subject: RE: opposed to SmartCentres

To: Public Hearing
Date: Nov 18 / 13
Item # 7
Re: 4660-4740 Garden City Rd 9040-9500 Alexandra Rd R2 10-5288 77

This is to acknowledge and thank you for your email of November 16, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information and will be made available at the Public Hearing tonight.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Lisa Coulthard [<mailto:lmcoulthard@gmail.com>]
Sent: Saturday, 16 November 2013 6:42 PM
To: MayorandCouncillors
Subject: opposed to SmartCentres

I live at 9333 Albert Rd, Richmond B.C. and am vehemently opposed to the proposed SmartCentres/ Walmart development.

Lisa Coulthard

Schedule 24 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
November 18, 2013.

Mayor and Councillors

From: Mayor and Councillors
Sent: Monday, 18 November 2013 12:14 PM
To: 's@bluedragonmining.com'
Subject: RE: Opposed to SmartCentres

To Public Hearing	
Date:	Nov 18/13
Item #	7
Re:	4660-4740 Garden City Rd 9040-9500 Alexandra Rd R2 10-528877

This is to acknowledge and thank you for your email of November 18, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information and will be made available at the Public Hearing tonight.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

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

From: s@bluedragonmining.com [<mailto:s@bluedragonmining.com>]
Sent: Monday, 18 November 2013 11:04 AM
To: Mayor and Councillors
Subject: Opposed to SmartCentres

To whom it may concern,

I live at 9333 Albert Rd, Richmond B.C. and am strongly opposed to the proposed SmartCentres/Walmart development.

Stephen Toban

Schedule 25 to the Minutes of the Council Meeting for Public Hearings held on Monday, November 18, 2013.

CityClerk

From: Sunny Mak [smak168@gmail.com]
Sent: Monday, 18 November 2013 11:28 AM
To: CityClerk
Subject: Central at Garden City Proposal
Categories: 12-8060-20-008864 - Walmart-Smart Centre

		INT
	DW	
✓	MJ	MA
	DB	

I would like to give my support for this development as I feel it is important that the City of Richmond benefit from both a services perspective as well a financial perspective.

The property tax this project will generate for the city allows for better amenities without resorting to higher household taxes.

Thanks

Sunny Mak
10171 Hollywell Drive

To Public Hearing
Date: <u>Nov 18 / 13</u>
Item # <u>7</u>
Re: <u>4660-4740 Garden City Rd</u> <u>9040-9600 Alexandra Rd</u> <u>R210-52887</u>



Schedule 26 to the Minutes of the Council Meeting for Public Hearings held on Monday, November 18, 2013.

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

MayorandCouncillors

From: Webgraphics
Sent: Monday, 18 November 2013 2:42 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #756)

Categories: 12-8060-20-8864 - Walmart/Smart Centre - Garden City & Alderbridge

Send a Submission Online (response #756)

Survey Information

Site: City Website

Page Title: Send a Submission Online

URL: <http://cms.richmond.ca/Page1793.aspx>

Submission Time/Date: 11/18/2013 2:41:44 PM

Survey Response

Your Name: Guadalupe Kover

Your Address: 23 - 8451 Ryan Road

Subject Property Address OR Bylaw Number: Official Community Plan By Law 7100 Amendment By Law 8865

Comments: Landsdowne Mall is close by the proposed site for Wall Mart and Target has just opened right there. We don't need more big box stores. I feel that it would also affect the small business around the area. There is also Aberdeen Centre and Yoahan Mall. Wall Mart will bring more traffic from Vancouver to Richmond creating more congestion in our roads. We have enough traffic problems as it is right now.

Schedule 27 to the Minutes of the Council Meeting for Public Hearings held on Monday, November 18, 2013.

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

MayorandCouncillors

From: Webgraphics
Sent: Monday, 18 November 2013 2:39 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #755)

Categories: 12-8060-20-8864 - Walmart/Smart Centre - Garden City & Alderbridge

Send a Submission Online (response #755)

Survey Information

Site: City Website

Page Title: Send a Submission Online

URL: <http://cms.richmond.ca/Page1793.aspx>

Submission Time/Date: 11/18/2013 2:38:59 PM

Survey Response

Your Name: Keith Peters

Your Address: 10191 Hollywell Drive

Subject Property Address OR Bylaw Number: 4660, 4680, 4700, 4720, 4740 Garden City Road and 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 934

Comments: I fully support this application. Walmart and this development are needed. It will help create jobs for our citizens, reduce our property tax burden, and encourage more people to shop locally.

Schedule 28 to the Minutes of the Council Meeting for Public Hearings held on Monday, November 18, 2013.

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

MayorandCouncillors

From: Webgraphics
Sent: Monday, 18 November 2013 2:02 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #754)

Categories: 12-8060-20-8864 - Walmart/Smart Centre - Garden City & Alderbridge

Send a Submission Online (response #754)

Survey Information

Site: City Website

Page Title: Send a Submission Online

URL: <http://cms.richmond.ca/Page1793.aspx>

Submission Time/Date: 11/18/2013 2:01:54 PM

Survey Response

Your Name Walloce Sohl

Your Address 22760 River road

Subject Property Address OR Bylaw Number Wal-Mart smart centre development

Comments I support this rezoning and development!! It's about time Richmond will get Wal-Mart.

Mayor and Councillors

Schedule 29 to the Minutes of the Council Meeting for Public Hearings held on Monday, November 18, 2013.

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

From: Webgraphics
Sent: Monday, 18 November 2013 2:02 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #753)

Categories: 12-8060-20-8864 - Walmart/Smart Centre - Garden City & Alderbridge

Send a Submission Online (response #753)

Survey Information

Site: City Website

Page Title: Send a Submission Online

URL: <http://cms.richmond.ca/Page1793.aspx>

Submission Time/Date: 11/18/2013 2:01:16 PM

Survey Response

Your Name: Melvin Yap

Your Address: 8051 Spires Road, Richmond

Subject Property Address OR Bylaw Number: First Richmond North Shopping Centres (SmartCentres) - NE corner of Alderbridge & Garden City

Comments: I support the rezoning application and the development.

Schedule 30 to the Minutes of the Council Meeting for Public Hearings held on Monday, November 18, 2013.

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

Mayor and Councillors

From: Webgraphics
Sent: Monday, 18 November 2013 2:01 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #752)

Categories: 12-8060-20-8864 - Walmart/Smart Centre - Garden City & Alderbridge

Send a Submission Online (response #752)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	11/18/2013 2:01:02 PM

Survey Response

Your Name: Ester Nielsen

Your Address: 25-8451 Ryan Road, Richmond, BC

Subject Property Address OR Bylaw Number: Official Community Plan Bylaw 7100, Amendment Bylaw 8865

Comments

I am against the proposal to re-zone from single-detached residential to mall use. A large mall with Walmart as an anchor will be a destination mall, not for the neighborhood, but for people coming from Vancouver (where Walmart was turned down a couple of times) it will cause traffic congestion in the area. There is a Walmart already in East Richmond for the people who are fans of Walmart. We also have two shopping centers close by with Target just opened last week, how many more of that type of stores do we need? If we get too many big box stores, it will kill the smaller store, as they do not have the buying power, and have to charge more. Lets protect those stores, or we will end up in a very sad place with nothing but Walmart and Costco.

Mayor and Councillors

Schedule 31 to the Minutes of the Council Meeting for Public Hearings held on Monday, November 18, 2013.

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

From: Webgraphics
Sent: Monday, 18 November 2013 1:44 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #751)

Categories: 12-8060-20-8864 - Walmart/Smart Centre - Garden City & Alderbridge

Send a Submission Online (response #751)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	11/18/2013 1:43:30 PM

Survey Response

Your Name	Lois Armerding
Your Address	205-7831 No. 1 Road
Subject Property Address OR Bylaw Number	Walmart Mall public hearing

Comments

I would like to voice my opposition to SmartCentres proposal for a Walmart based mall on the section of land between Alderbridge and Alexandra Roads. First of all, the location is eco-sensitive and adjacent to other valuable ecological resources such as the Garden City Lands. Secondly, Walmart does not bring neighbourhood shopping as was the original intent for this area. Instead it will bring shoppers from far and wide, adding to the already congested traffic in our city. The Lansdowne Shopping Centre is quite close to this proposed development and provides alternatives for locals in terms of the newly opened Target as well as other big shops like Future Shop and Best Buy. The Alexandra neighbourhood may need everyday shops, such as Safeway and Shoppers Drug... a butcher, a baker, etc., but it does not need Walmart. Please know that I would vote NO for this proposal, even the modified version. Thank you.

Schedule 32 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
November 18, 2013.

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

MayorandCouncillors

From: Webgraphics
Sent: Monday, 18 November 2013 1:26 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #750)

Categories: 12-8060-20-8864 - Walmart/Smart Centre - Garden City & Alderbridge

Send a Submission Online (response #750)

Survey Information

Site: City Website

Page Title: Send a Submission Online

URL: <http://cms.richmond.ca/Page1793.aspx>

Submission Time/Date: 11/18/2013 1:25:41 PM

Survey Response

Your Name Sharon Doucelin

Your Address 4911 Pendlebury Road, Richmond BC

Subject Property Address OR
Bylaw Number Official Community Plan Bylaw 7100 & 9000:
Richmond Zoning Bylaw 8500

Comments

Re: ALL Official Community Plan Bylaw changes proposed for First Richmond North Shopping Centres Ltd. Every neighbourhood needs a local shopping mall. It is great to be able to walk over to the veggie market, get my hair cut, visit the bank, pick up some groceries, or renew my car insurance. Small shopping areas foster a sense of community. Gigantic malls don't. Most people will walk to a grocery store or other little places, but putting a "SmartCentre" on Garden City will do nothing for the existing neighbourhood. It has a special character with its large green space and deserves to develop that character. Develop a mall in keeping with the surroundings and you will have a hit. The developers talk about 'improved amenities'. I don't count wall-to-wall paving, more expensive clothing and jewellery stores, and increased traffic pollution as amenities. I hardly ever have fun dodging cars in a parking lot. I'd rather stop and watch a rabbit or squirrel run into a

tree. Leave the green space where it is...embellish it and let it grow. We've already driven the racoons and rats into houses looking for places to live. Once the ground is paved, the rain can't even soak into the soil to feed what few going things there are left. Once it's paved you won't reclaim it for green space, ever. The developers talk about green roofing...again who is going to get into their car and drive to a mall to go for a walk on a store rooftop? Anyone who has visited the Lansdowne Mall recently will notice the empty storefronts despite the new Target. Sears is leaving the Richmond Centre mall. The Aberdeen Mall has been renovated, but it too has empty places. How about the new "high end" mall under construction on Sea Island? The Duck Island project is another one. Richmond already has a Wal-Mart centre in Queensboro and there will soon be one in Tsawwassen and on Marine Drive in South Vancouver. How many opportunities do we need to buy cheap disposable merchandise that comes from China? Real Canadian Superstore has renovated their store to bring the produce section right out front. And although they too have a line of cheap clothing at least they carry 'local' produce. Didn't we as taxpayers spend billions of dollars to bring the Canada Line into Richmond? If I remember correctly, the argument for bringing it down No. Three Road instead of Garden City was so it would revitalize the city core allowing people to get out of their cars and go shopping in the local malls. Are you going to add an extension to the sky train so people can now get to the Wal-Mart? I'm also curious why 'people' think shopping as we know it, will be the same in 30 years when Richmond's population will supposedly require all these stores. Lots of people I know purchase on line to save money and time. They buy children's Halloween costumes, medical supplies, vitamins, car parts, clothing etc on line without the hassle of spending the day driving to a mall, searching for a parking space, walking through long hallways to try on several items that may or may not fit. As the next techie generation grows up, this trend will undoubtedly increase. On the bright side though, when our major malls go out of business, we can always convert the buildings to badminton clubs or computer gaming hovels! Do not bring another Wal-Mart centre to Richmond. We have enough space for shopping. just use it more wisely!
Respectively, Sharon Doucelin

Schedule 33 to the Minutes of the Council Meeting for Public Hearings held on Monday, November 18, 2013.

To Public Hearing
Date: November 18, 2013
Item #: 7
Rc: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

Mayor and Councillors

From: Webgraphics
Sent: Monday, 18 November 2013 12:30 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #749)

Categories: 12-8060-20-8864 - Walmart/Smart Centre - Garden City & Alderbridge

Send a Submission Online (response #749)

Survey Information

Site: City Website

Page Title: Send a Submission Online

URL: <http://cms.richmond.ca/Page1793.aspx>

Submission Time/Date: 11/18/2013 12:28:55 PM

Survey Response

Your Name: Ivan Goroun

Your Address: 3508 Lockhart rd Richmond BC

Subject Property Address OR Bylaw Number: Walmart mall public hearing on Monday, Nov. 18

Comments

I am a landscape photographer and my trained eye always catches the good and bad scenery around the town. For instance, I always feel grateful to the Richmond's city hall for keeping the Alderbridge corridor in a lush greenery on both sides of the road, so even being in a city you still feel the connection to a nature. The proposal of the Walmart developer to destroy the green wall along the Alderbridge way came as a negative shock to me - it is so out of line with the previous practice. Please be consistent with the previous achievements and keep the continuous green corridor intact to lessen the urban life stress for both, the people of Richmond and for the wild life that lives there.

Schedule 34 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
November 18, 2013.

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

MayorandCouncillors

From: Webgraphics
Sent: Monday, 18 November 2013 12:24 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #748)

Categories: 12-8060-20-8864 - Walmart/Smart Centre - Garden City & Alderbridge

Send a Submission Online (response #748)

Survey Information

Site: City Website

Page Title: Send a Submission Online

URL: <http://cms.richmond.ca/Page1793.aspx>

Submission Time/Date: 11/18/2013 12:23:03 PM

Survey Response

Your Name: Olga Tkatcheva

Your Address: 3508 Lockhart rd Richmond BC

Subject Property Address OR
Bylaw Number: Walmart mall public hearing on Monday, Nov. 18

Comments

I am very concern that the plan proposed by the developer, includes the loss/destroying the natural habitat area along the Alderbridge way. The relocation of the ecologically sensitive area is not possible and another spot would not be the same. Please provide a guidance to developer that enforces keeping the area intact and working around it not paving it over.

Schedule 35 to the Minutes of the Council Meeting for Public Hearings held on Monday, November 18, 2013.

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

Mayor and Councillors

From: Webgraphics
Sent: Monday, 18 November 2013 3:56 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #758)

Categories: 12-8060-20-8864 - Walmart/Smart Centre - Garden City & Alderbridge

Send a Submission Online (response #758)

Survey Information

Site: City Website

Page Title: Send a Submission Online

URL: <http://cms.richmond.ca/Page1793.aspx>

Submission Time/Date: 11/18/2013 3:55:41 PM

Survey Response

Your Name: Pamela Dantu

Your Address: 205 8870 Citation Drive Richmond BC

Subject Property Address OR Bylaw Number: Smartcentres Application

Comments

I believe Richmond could use a facelift in the area where the Smartcentres want to build. It would be nice to have the variety of shopping. Richmond continues to grow and will need more stores for its residents. I am in favour of this project.

Schedule 36 to the Minutes of the Council Meeting for Public Hearings held on Monday, November 18, 2013.

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

Mayor and Councillors

From: Webgraphics
Sent: Monday, 18 November 2013 3:30 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #757)

Categories: 12-8060-20-8864 - Walmart/Smart Centre - Garden City & Alderbridge

Send a Submission Online (response #757)

Survey Information

Site: City Website

Page Title: Send a Submission Online

URL: <http://cms.richmond.ca/Page1793.aspx>

Submission Time/Date: 11/18/2013 3:30:18 PM

Survey Response

Your Name: Paul Ly

Your Address: 6571 Maple Rd, Richmond, BC, V7E 1G4

Subject Property Address OR Bylaw Number: First Richmond North Shopping Centres Ltd. (SmartCentres) rezoning application at northeast corner o

Comments

I am in support of the development of the Shopping Centres at Alderbridge and Garden City. It will definitely provide additional retail outlets for consumers and bring competitive pricing. I also like the new road improvements planned for this development. It satisfies my concerns from the potential increased of traffic which many residents currently experience with No. 3 Road between Cambie and Alderbridge. Detouring to River Road is not a solution.

Schedule 37 to the Minutes of the Council Meeting for Public Hearings held on Monday, November 18, 2013.

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

MayorandCouncillors

From: Webgraphics
Sent: Monday, 18 November 2013 5:46 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #759)

Send a Submission Online (response #759)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	11/18/2013 5:45:34 PM

Survey Response

Your Name John Bustos

Your Address 8297 Saba Rd

Subject Property Address OR Bylaw Number Walmart Supercentre

Comments

Bottom line is Jobs..Jobs..Jobs. This is what we need with the growing number of residents in Richmond. We have condos sprouting left and right like mushrooms and how will the city provide jobs for these residents? It is not only Walmart who will be set up there but other businesses as well. And there may be close to a thousand jobs available once this shopping complex opens. As we can see, not everyone drives a Ferrari in Richmond. Walmart is also an alternative place to shop for affordable items. Walmart..Save Money, live better. Go Walmart!

Schedule 38 to the Minutes of the Council Meeting for Public Hearings held on Monday, November 18, 2013.

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

MayorandCouncillors

From: Webgraphics
Sent: Monday, 18 November 2013 5:53 PM
To: MayorandCouncillors
Subject: Send a Submission Online (response #760)

Send a Submission Online (response #760)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	11/18/2013 5:52:22 PM

Survey Response

Your Name	Graeme Bone
Your Address	407-9288 Odlin Rd
Subject Property Address OR Bylaw Number	SmartCentres (Walmart) Rezoning

Comments

Dear Mayor and Councillors, I am writing in regards to SmartCentre's application for the rezoning of their property at Garden City and Alderbridge. I am against the development in its current form for the following reasons: 1) it turns its back on the surrounding streets and the Garden City Lands 2) the single use and inward facing design means it will not be animated at night, potentially attracting criminal activity; already a problem in the neighbourhood because of its dark and undeveloped streets. A lower scale mixed-use, 1 level retail with 2-3 stories of apartments on top, is a better choice. Refer to Morgan Crossing in South Surrey and Circa Residences at No 3 Rd and Williams in Richmond. 3) Garden City Lands is our Central Park, Stanley Park, Edmonton River Valley and the quality of the surrounding development should reflect this importance. This is a poor suburban stripmall design that Richmond has moved away from. 4) the Garden City and Alderbridge intersection is extremely dangerous for all users. The fast-moving traffic, right-turn lanes,

and 60km/hr speed limits create a toxic environment for those on foot, bike, or in a wheelchair. This development will add more traffic to the area, even adding lanes to the intersection, making it wider and more dangerous. This problem will become worse over the years as the Garden City Lands become heavily used by people in the neighbourhood and pedestrian/bike/wheelchair crossings increase. 5) poor bus connections and an incomplete sidewalk network leading to Lansdowne Station means the vast majority of users will be driving to the development 6) it's meant to be the heart of a complete neighbourhood, but the scale of this development, both in terms of size and the international brands due to arrive, show that this is not for West Cambie, but for the entire city 7) since this rezoning first came to Council in 2006 hundreds of families have moved into the neighbourhood. It's time to ask us what we want in our shopping centre. There has been zero community engagement done by the developer. 8) a project as important to a neighbourhood as this (it will change the way residents of West Cambie live) needs to have its final design completed with a high level of input from local residents Just last year our Mayor and Council did us proud by telling YVR Airport that their planned outlet mall, far away from public transit, wasn't good enough for our city. So, why is this? We need to start thinking big. We need to build a city around transit and inspiring design. We need to send a message to our younger residents that Richmond is a place you can be proud of living in. It's a place where you can get an education, start a business, and grow a family. Richmond is a city we should all take pride in. It's not just a suburb anymore. We should all be saying, "This is Richmond, and this development isn't good enough." Thank you, Graeme Bone

**Schedule 39 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
November 18, 2013.**

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

**WAL-MART SUPERCENTRE DEVELOPMENT PROPOSAL
PUBLIC HEARING NOVEMBER 18, 2013**

My name is **Deirdre Whalen** and I reside at **13631 Blundell Road, Richmond**. Thank you for the opportunity to address Richmond City Council on this important subject of the Wal-Mart Smart Centres development proposal. I am **opposed to the development** and will state my six reasons why.

1. Wal-Mart does not contribute to a complete and balanced community.

What does a complete and balanced community look like? Terra Nova on Richmond's tony west side is a good example. In Terra Nova we have a medium-sized grocery store, small restaurants and services such as a credit union, insurance agency and a vet. Parks are close by and residents can walk on safe sidewalks or bike on a myriad of trails. The roads are gently curved to slow and calm traffic and bus stops are nearby. Contrast this to the proposed Wal-Mart development - a mega-mall full of big box stores, an immense parking lot covering up the natural landscape, and green roofs instead of park space. A highway dividing the mall from residents, no services, no bus stops and no bike trails.

2. Wal-Mart increases road congestion and does not contribute to building neighbourhood.

I understand the Wal-Mart Smart Centres proposal included a big concession to the City by agreeing to finance a High Way, a horizontal slash east to west through the newly built condo and townhouse developments. A highway for easy access for out-of-towners certainly does nothing to contribute to building community in the newly developed Alexandra neighbourhood. Why is it that Terra Nova residents get gently curving roads and natural parks but Alexandra residents get a highway and "green roofs" on parking garages for their children?

3. Wal-Mart lessens the ability for residents to choose alternatives.

The proposed Wal-Mart Smart Centres development eliminates real choices. Need food? Drive to Wal-Mart! Want a bank? Credit can be arranged at Wal-Mart! How about a family style restaurant? McDonalds at Wal-Mart for your dining pleasure! Invite your in-laws to stay in Richmond, but not in a hotel- in Wal-Mart's parking lot - for free! Choices? Right, as long as it's Wal-Mart.

4. Wal-Mart kills off locally owned businesses.

Wal-Mart's aggressive pricing practice makes it virtually impossible for local businesses to survive. Even though a local business will give you personalized service and high quality goods, they can't stand up against Wal-Mart's assault on prices. In one US state, Wal-Mart expanded to 60 stores and in this same time span hundreds of stores closed, including 555 grocery stores, 591 building and hardware supply stores, 161 variety shops, 158 clothing stores and 116 pharmacies. Market analysts say that for every new Wal-

Mart Supercenter that opens, two local supermarkets close and 150 retail jobs are lost.

5. Wal-Mart profit does not stay in the community.

The net worth of the heirs of Wal-Mart founder Sam Walton is more than Bill Gates and Warren Buffet combined, about \$90 billion. The Walton family makes nearly \$1 billion a year in dividends from Wal-Mart. Whereas with local businesses, the money and profits stay in Richmond, with Wal-Mart the money goes directly into the pockets of one American family and their shareholders.

6. Wal-Mart flaunts labour standards and environmental laws.

International labour experts have exposed numerous labor abuses in Wal-Mart's supplier factories, mostly in China and Bangladesh, revealing child labor abuses and pay as low as 3 cents an hour. Workers in stores in the US and Canada report they are required to work unpaid "off-the-clock" hours after their shifts to restock shelves and are denied overtime. Workers efforts to organize are openly attacked and stores close if workers are successful in bringing in a union. They have been fined a number of times by the American Environmental Protection Agency for violating the Clean Water Act and the Clean Air Act. They pay the fines (in the millions) and pledge to do better.

Wal-Mart acts like its own country, making up its own rules. It ignores labour and environmental laws and even if they occasionally have to pay a fine, it is much cheaper than doing business within the letter of the law. In fact, Wal-Mart was ousted from investor benchmark The Domini 400 Social index. This index includes companies with positive records on issues such as employee and human relations, product safety, environmental safety, and corporate governance. Wal-Mart certainly does not fit the criteria.

In conclusion, if people really need to shop at Walmart, they can drive to the outskirts of cities next door – to Vancouver's Marine Drive or New Westminster's Queensborough. This mega-mall does not belong in the center of Richmond. If it goes ahead as is, City Councillors will have agreed to the worst deal since their bright idea to put high-rises on the Garden City Lands (Cllr. Steves excluded).

Thank you,

Deirdre Whalen
13631 Blundell Road
Richmond, V6W 1B6
C 604.230.3158

To Richmond City Council
Nov 18th, 2013

Re: Smart Centers : Walmart proposal for West Cambie area

Smart Centers should be smart and propose the new store be a "Walmart Neighbourhood store". These more compact stores are smaller and tailored to the communities they serve. There are now 286 stores called "Walmart Market" and they are about 40,000 sq ft as opposed to the approx 160,000 sq ft proposed by the proponent.

The City of Richmond created the West Cambie Area plan as part of the Official Community plan for a reason, to create a sustainable community. The plan states "Under no circumstances should design teams consider this character area as being solely "highway - orientated." Development along Alderbridge must be compact, urban form and meet high standards of site planning and urban design."

A Big Box store does not serve the needs of the "Character Area" it draws shoppers from outside the area and even outside the city. West Cambie deserves a community mall like Terra Nova, Seafair, Ironwood, Blundell and Garden City malls. Normally Big Box stores are located in area's off the beaten track and along major highways not in new communities like West Cambie which are struggling to find their special identity.

A perfect example of a smart plan is the new 33,000 sq ft "Walmart Neighbourhood Market" in Lake Oswego ,Oregon it opened to rave reviews and at the grand opening the store donated \$10,000 dollars to local charities, this is the kind of neighbour West Cambie needs to be a Sustainable Character community . We should not sell this community

short by allowing a development that **will overshadow the community** and change the character and livability of the area forever.

In 2008 the City of Vancouver decided that the proposed Walmart for Marine drive was not a good fit and I suggest that it is not a good fit for this area of Richmond either. We do not need to draw more traffic into the Alexandra neighbourhood but should instead help the neighbourhood develop a character that the community can build on.

I ask City Council to choose to follow the OCP and not allow more changes which would for a proposal like this, the choice is yours. This is a land use issue and how council votes will affect the unique character of the West Cambie neighbourhood. Richmond City Council has a responsibility to respond to the needs of the community and to listen to their concerns . I live in Ironwood and the original proposal for the mall was too big , and as a community we fought to lower the overall size of the mall, increase the parking and in the end the city was offered a library for \$1 per year for 25 years as an incentive. Through a thoughtful process City Council and stakeholders came up with a better plan that was a success story that we can all be proud of .

A Walmart Market would be a better fit for the west Cambie area and the extra space in the new mall would allow be a better variety of stores and potentially stores that will support our local economy and not purchase all their wares from China.

I ask Council to once again show leadership and work with the community for a *" Made in Richmond Solution."*

Thanks Carol Day

Walmart Market Stores, A better Fit for Richmond

approx 40,000 square feet ,these stores cater to the neighbourhoods.



Exterior of a Neighborhood Market by Walmart in [Winter Springs, Florida](#)



First Neighborhood Market Logo used from 1996-2008.



Second Neighborhood Market Logo used from 2008-2010.

Introduced in 1998 as **Wal-Mart Neighborhood Market** (some stores still call it **Walmart Neighborhood Market**), Walmart Markets range around 40,000 square feet (3,700 m²), which is a quarter of the size of a typical Walmart Supercenter in the [United States](#). However, in many countries, stores of this scale would be classified as superstores or "compact hypermarkets." Walmart Markets employ 80–100 employees and offer about 28,000 items.

United States[\[edit\]](#)

Walmart Neighborhood Market[\[edit\]](#)

As of 2008, the Walmart Neighborhood Market chain has expanded into many smaller Southern markets in the United States. Some of these stores are located relatively close to existing Walmart Supercenter stores; such examples include [Newport News, Virginia](#); [Center Point, Alabama](#); [Mandeville, Louisiana](#); [Cape Coral, Florida](#); [Homewood, Alabama](#); [Sherwood, Arkansas](#); [Fayetteville, Arkansas](#); [Southaven/Horn Lake, Mississippi](#); [Kenner, Louisiana](#); [Plano, Texas](#) and [Norfolk, Virginia](#). Aggressive expansion of this division is planned in the next five years.^[*citation needed*] 5 stores were built in Wichita, Kansas. A new Hispanic oriented Walmart Neighborhood Market opened in [Hialeah, Florida](#) in early 2012, replacing a closed [Circuit City](#) location.^[*is*]

There are also some stores opened in Wisconsin, and [Beaverton, Oregon](#) replacing a recently closed [Ashley Furniture HomeStore](#).^[*is*] Another store in Bellevue, Washington opened in late June 2012, replacing an old [Kmart](#) space. A Neighborhood Market opened in [Wauwatosa, Wisconsin](#) on June 20, 2012 and was the first to open in southeastern Wisconsin. Since the opening of the first store in the Wisconsin market, two additional stores opened in the [Menomonee Falls & Milwaukee Area](#). The newest "Walmart Neighborhood Market" has opened October 2, 2013 in Mount Pleasant, Wisconsin. This will make it the fourth Walmart Neighborhood Market in southeastern Wisconsin. Two new stores in Bellevue, NE and Omaha, NE opened March 1, 2013.

Additionally, a location has been announced for [Levittown, New York](#) in the former location of a Waldbaums® supermarket in Levittown Mews (which opened on July 10, 2013).

Also, a new Walmart Neighborhood Market opened January 30, 2013 in Newport News, Virginia, just a short distance away from a brand new Super Center Walmart, which will open two days later in the city. This Walmart Market will be the second Market store in the Commonwealth and is the only Walmart store in the region with a drive-thru Pharmacy. Also, a new Walmart Neighborhood Market opened March 1, 2013 in [Altadena, California](#), despite opposition from small businesses along the Lincoln Avenue corridor as well as international grocer Super King Market because it will hurt many small businesses and it is the first Walmart (store or neighborhood market) serving the [Pasadena, California](#) area. Plus Walmart recently announced that in late fall 2013, the first Neighborhood Market in the [Palm Springs, California](#) area will open in a 45,000-square-foot building formerly owned for 21 years by Toys R Us.

Greer, South Carolina will have the latest market, opening in 2013 and currently under construction. According to *The Oakland Tribune*, several Walmart neighborhood markets have opened in the [San Jose, California](#) market, including a 38,000-square-foot store at Westgate Mall in the southwest section of the city which opened in October 2012, and in January 2013, a 41,000 square foot store opened in the city's Evergreen district just off Aborn Road.

Prepared by Carol Day

Dear Mayor & Council

I am here today to express my views in favour of the proposed Walmart anchored mall in the West Cambie area. I think this mall is a necessity for the future residents of that area of Richmond Centre.

I believe the company that came forward with this plan certainly has accommodated the nay-sayers to this project by proposing less than half the density and height permitted under the West Cambie Area Plan.

They have offered \$ 238 000 toward park enhancements, as well as a number of intersection improvements. After 10 years their proposal is something which time has come.

I believe that any more cutting of density or height would render this mall as inadequate, as it happened with the Terra Nova Shopping mall, which is not big enough to accommodate the amount of residents who moved into the north west corner of Richmond.

I believe that the company proposing this mall has done its due diligence and that it is now up to Richmond residents to accept the plan that is before them.

I certainly am.

Thank you for taking my views into consideration.

Erika Simm
4991 Westminster Hwy
Richmond, V7C 1B7

NANCY TRANT - 201 - 10100 #3 RD., K
SUBJECT - WALMART / SMART CENTRES

Schedule 42 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
November 18, 2013.

From previous city hall meetings, I believe its a foregone conclusion that you will be putting in a shopping mall in the Alexandra neigh^rbourhood, whether we like it or not. But why would you allow the shopping mall that's being considered, a big, ugly behemoth of big, ugly buildings? Why not one like Ironwood, as tasteful as a shopping mall can be, and esthetically pleasing to the eye? In place of the environmentally sensitive, wildlife & wild, natural area ^(ESTD) that was/is there, we'll get a row of trees to mask the ugliness and believe me, they will never grow fast enough or high enough. Why would we do this? Bill McNulty, in a previous mtg. at City hall that was to allow Walmart / Smartcentres to present something better than their ^{previous} ~~present~~ ^{proposal} approx. 10 years ago, said openly that we, the City of Knd, didn't need Walmart so what was their improved plan? It seems to have gone from 'worse to worse'. As it the perks the have offered that was the 'deal breaker'? It was said in the meeting of Nov. 12/13, that our finances are in good order, even excellent order. Does the lure of ^{SmartCentres, et al} putting in an access road, a roof garden, a few trees, really compensate for what we are losing? Why would such tall, large buildings be allowed in an area adjacent to Indy Citylands that cries out for lower & smaller bldgs, ^{sit well inside the boundary} the people of Knd, don't want

Ironwood areas
Nova get the smaller-sized, practical but fitting in with the neighbourhood? Another glaring oversight is good cycling + bus access. Evelina H.B. said people don't shop by bus (or bike) they use cars. Evelina obviously ^{does} but there are many, many people who don't drive cars. Some because cars almost single-handedly create our climate change + global warming others because they can't afford a car insurance, repairs, etc. and still others because they are seniors ^{or students} on fixed budgets or because they no longer want to drive a car. On the whole we are an unfit country and aren't we encouraging people to get out + walk and cycle, + maybe even "smell the roses" on our way? Evelina should ride a bus once-in-awhile and see the grocery shoppers with their portable bags squeezed onto our buses and seniors ^{+ others} who walk or bus to the nearest food store + shopping mall. She should see the crowded bike racks, at Super Store + #3 Road and cyclists who care about the calamity called "Climate Change / Global Warming" and use bike bags to carry their needs. Young mothers with children + amazing strollers that have a place for everything, including the groceries, etc., ride the buses and so do others in wheelchairs. Everyone moves fast back, they flip up the seats + strap themselves in or with the bus driver's help. There is ^{no} where

to walk, ride a bike, wheelchair, take their small children for a walk in the sun or even rainy weather (these strollers have waterproof covers) or bus it, will anyone want to end up at a big box mall. At Lansdowne Shopping Mall, there is no sidewalk appeal, no small bakery/deli; ~~etc~~ don't even think there is an off the sidewalk Starbucks, except perhaps inside that "soulless" place. They try with their planting of trees & shrubs but basically it's a big box mall with big box stores that smell of all the chemicals that have gone into the production of their goods. Even Canadian Tire which I hope is at least somewhat Canadian & not considered huge or against the big box stores, has a chemical smell that hits ones nose the minute it has been entered into. Believe me everyone, we need to get back to the the basics, reduce our consumption, respect the earth that gives us life, recycle, reuse, recover, and stop living like there is no tomorrow.

The big box Walmart/Smart Centres is not as good as it gets, to repeat the quote of one of our councilors. In fact, it's trying to make a silk purse out of a sow's ear. If we really need a shopping trip in this area, pray it will be in keeping with Richards' standards & values, not Walmart's/Smart Centres' value.

I'm Jim Wright, 8300 Osgoode Drive, Richmond, and president of the Garden City Conservation Society.

Mayor Brodie and Councillors,

I am now reluctantly *against* affirming the application. In the Local Government Act, I see you have the option of affirming the application **with changes** at the end of this public hearing. However, at this stage, I think it's better if any changes are brought into a new application.

In that context, I'll discuss why changes are needed in the best interests of the current and future **citizens of Richmond**. I'll focus on *two factors*.

One factor is the **wildlife corridor**, which people also call a *natural buffer* and which always was an *ESA*. With some breaks, it goes from Garden City Road far to the east. On the Odlinwood side of No. 4 Road, the corridor ranges from about 9 metres to 16, but in addition the tree branches extend over walls into the housing developments. I now think that the equivalent for the Alderbridge wildlife corridor bordering the Alexandra Neighbourhood would be 23 metres, or about 75 feet. That allows for taller trees, with their branches *within* the natural buffer. It would be at street level, probably with a retaining wall at the back, the mall side.

A reliable city manager told me that the Alderbridge ESA bordering the Alexandra Neighbourhood would still apply to applications that began while it was in effect. That means this one. I ask that it be applied by mutual agreement between city and developer. Of course, a large segment has been buried under deep grey sand. That has wiped out almost all the life in that segment and affected adjoining ones, so restoration is needed. One approach would be for the developer or anchor store to sponsor and direct it, in consultation with local experts like Michael Wolfe. Maybe it could even be called the Walmart Wildlife Corridor.

As long as the interests of our citizens come first, it's fine with me if SmartCentres and Walmart prosper too. If the 23-metre buffer is *additional* green space, it could take up 15% of the SmartCentres property, helping it to achieve neighbourhood mall size. That will also reduce capital costs. It may even reduce *traffic* — enough that the Alexandra-to-Leslie connector may not be needed, a huge saving. In any case, Walmart and SmartCentres would get terrific natural publicity. It's a win-win for the citizens and the developers.

The second factor is **natural viewscales**. We *had* natural viewscales from the City Centre south of Alderbridge Way until a long pile of sand was deposited on the mall site a few years ago.

[Viewscape graphic]

A year or two before that, Michael Wolfe took this photo from the greenspace to the south, the Garden City Lands. The City of Richmond aims for view *corridors*, and *natural viewscales* are the gold standard of view corridors. From the Lands, we are close to having a *panorama* of natural viewscales from beyond the Lions in the northwest all the way past Mount Baker and the Seven Sisters in the southeast.

Notice that this viewscape goes all the way from one's vantage point as far as one can see into the distance. In a *natural* viewscape, there's essentially nothing but nature and elements that are harmonious with it. Here we see the early spring colours of the Garden City Lands, with one of the red-winged blackbirds that nest there (at bottom right). Further out, there's the northwest berm, the trees of the Alderbridge median and the mixed urban forest of the Alderbridge wildlife corridor. In the distance, we see Grouse Mountain on the left and other North Shore mountains. Because of the berm, Alderbridge traffic is not evident, and there's an optical illusion that the trees are on the lands.

Our panorama of viewscapes from an inland downtown may be unique in the world. It is certainly one of Richmond's great natural legacies. It is a priceless gift from the past, a wonderful asset for community wellness, and a tourist draw when the enhancement of the Garden City Lands as our central park lives up to expectations. Please don't squander our legacy.

[Mallscape graphic]

This second view is *exactly* the same photo as the natural viewscape *except* that an artist took some available Walmart mall art and slid it onto the north side of Alderbridge. (I should mention that the median trees would still be in the view, making it less stark than shown.) The shopping centre looks as though it is on the lands, and that's how it would seem. I do realize that the developer's artists have been adding more trees lately, as you saw in the illustration for my Digging Deep column in last Friday's *Richmond Review*, but being less bad isn't good enough.

[Viewscape + Mallscape graphic]

Here are the natural viewscape and the mallscape together.

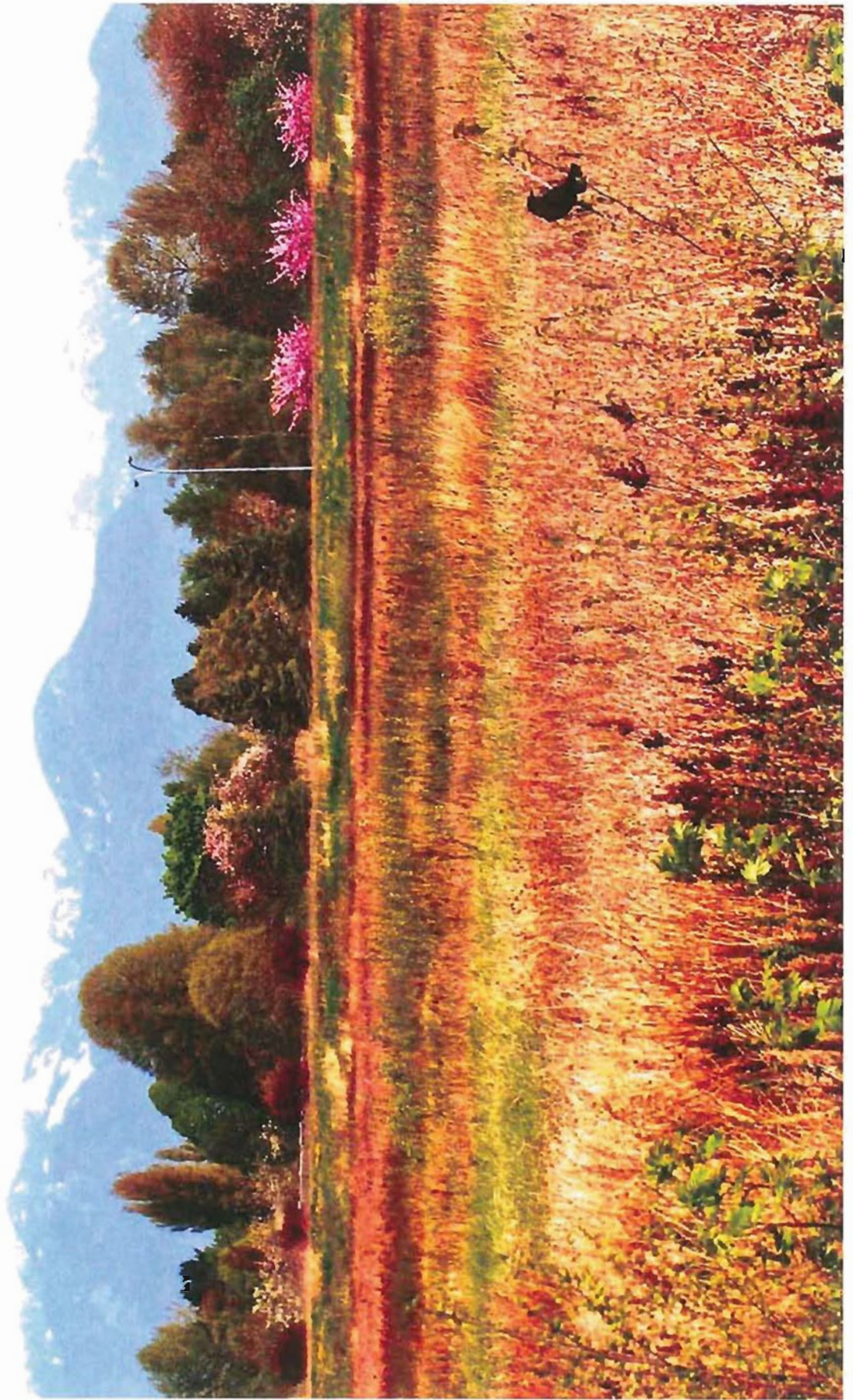
Since the Walmart store and parkade are high, we need evergreens that are tall enough to screen them and perhaps Alexandra Court —without blocking the mountains. That is still doable. Since the mall is a \$150 million project, the cost can still be reasonable. Naturally, the viewscape restoration and wildlife corridor restoration go together.

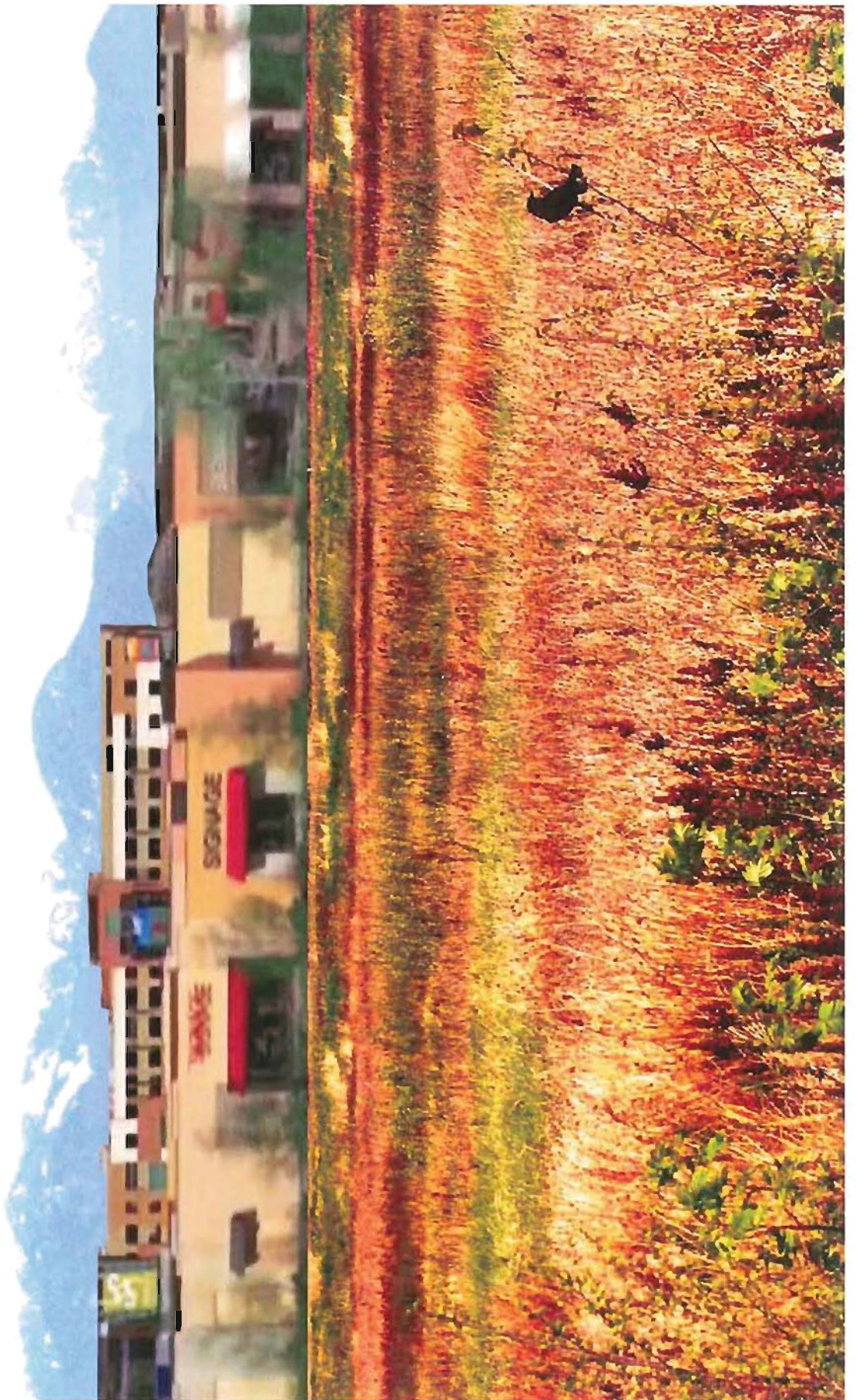
[IESCO Certificate graphic]

That fits in with my final exhibit, the elegant folder for a certificate. It goes with our spectacular plaque from IESCO, the International Eco-Safety Cooperative Organization, a UN affiliate. In December 2010, we were one of just three cities in the world to be chosen as International Eco-Safety Demonstration Cities. It's an award for a three-year period, and it's different from a trophy because it brings with it a *responsibility*. We are a model of ecological cooperation for the world.

Our 3-year term will end next month, and the timing of the Walmart Wildlife Corridor is perfect. By doing the right thing, we will finish strong with a leading-edge cooperative achievement. It will inspire the world, and it will inspire the people who matter most, the citizens of Richmond.

Please vote against the application as a helpful step toward an achievement that will be far better for SmartCentres, Walmart, the world and the people of Richmond.









CERTIFICATE