



Planning Committee

Date: Tuesday, October 8, 2013

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Chak Au
Councillor Linda Barnes
Councillor Harold Steves
Mayor Malcolm Brodie

Also Present: Councillor Linda McPhail

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded
*That the minutes of the meeting of the Planning Committee held on
Tuesday, September 17, 2013, be adopted as circulated.*

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, October 22, 2013, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DEPARTMENT

1. **HOUSING AGREEMENT BYLAW NO. 8862 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 9500 CAMBIE ROAD (0890784 BC LTD.)**
(File Ref. No. 12-8060-20-8862) (REDMS No. 3967284)

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It was moved and seconded

That Housing Agreement (9500 Cambie Road) Bylaw No. 8862 be introduced and given first, second, and third readings to permit the City, once Bylaw No. 8862 has been adopted, to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of s. 905 of the Local Government Act, to secure the Affordable Housing Units required as a condition of Rezoning Application No. 10-557519.

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

2. APPLICATION BY FIRST RICHMOND NORTH SHOPPING CENTRES LTD. FOR REZONING AT 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 FROM "SINGLE DETACHED ((RS1/F)" TO "NEIGHBOURHOOD COMMERCIAL (ZC32) - WEST CAMBIE AREA" AND "SCHOOL & INSTITUTIONAL (SI)"

(File Ref. No. 12-8060-20-8864/8865/8973, RZ 10-528877) (REDMS No. 3979427 v.6)

Wayne Craig, Director, Development, advised that in response to the September 17, 2013 referral, staff have met with the applicant to discuss revisions to the site plan to address concerns raised by Committee; this information has been communicated to Council in the form of several memorandums. Mr. Craig stated that revisions to the site plan include (i) slightly shifting the proposed May Drive alignment to the west to increase the size of the City's future park area; and (ii) revision of the landscape plan to increase the amount of planting of native tree and shrub species on the subject site. He further mentioned that the developer will also make cash contributions to the City for ecological enhancements within the West Cambie Area Plan.

Victor Wei, Director, Transportation, highlighted the following information regarding traffic projections:

- approximately 300 two-way vehicular trips are projected to be entering and exiting the proposed development during the morning peak hour, 1,300 for the afternoon peak hour, and 1,800 for the Saturday afternoon peak hour; and
- in terms of projected distribution of traffic travelling to the subject site, 17.5 % would be coming from the north, 20% from the west, 50% from the south and 12.5% from the east.

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Mr. Wei further advised that a number of proposed intersection improvements at Garden City Road and Alderbridge Way, which include provisions for double left turn lanes and an exclusive right turn lane, would sufficiently accommodate the projected increase in traffic volume for approximately ten years; therefore, the construction of the Alexandra Connector Road is not needed in the immediate future.

In closing, Mr. Wei stated that in compliance with the September 17, 2013 referral, a summary of the key findings of the Traffic Impact Assessment Study has been provided to Committee.

In response to queries from Committee, Mr. Wei advised that (i) the proposed intersection improvements would have to be completed prior to the opening of the proposed Walmart store, and (ii) should the rezoning application be approved, staff would proceed to acquire the lands required for the construction of the Alexandra Connector Road.

Discussion ensued and it was noted that two pages from the Environment Assessment Area (ESA) report from Stantec Consulting Ltd. were not included as part of staff's memorandums. As per Committee's direction, a complete copy of the ESA report was distributed on the table to Committee (attached to and forming part of these Minutes as **Schedule 1**).

In response to a query from Committee, Joe Erceg, General Manager, Planning and Development, advised that staff could ensure that appropriate native tree species would be planted in the proposed development as part of the development permit process.

In response to a query, Terry Crowe, Manager, Policy and Planning, stated that an Agricultural Land Reserve (ALR) buffer is required to minimize complaints against farm operations, which would likely come from residential rather than commercial land uses.

In response to a query from Committee, Mr. Craig advised that the City's nursery has the capacity to stockpile and locate native tree species for planting.

Jim Wright, 8300 Osgoode Drive, read from his submission (attached to and forming part of these Minutes as **Schedule 2**).

Lorraine Bell, 10431 Mortfield Road, expressed concern regarding the neglect and possible loss of the green space along Alderbridge Way from Garden City Road to No. 4 Road. She spoke of the destruction of green space thus far on the subject site, noting that the proposed rezoning application has not yet been approved. Also, Ms. Bell was of the opinion that a Walmart store is not needed in the area as there are numerous existing shopping centres within cycling and walking distance.

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Michael Wolfe, 9371 Odlin Road, commented on the need for the City to formulate rules and regulations regarding preloading in order to safeguard green space. He spoke in opposition to cash contributions in lieu of on-site natural and ecological features in the West Cambie Area. Mr. Wolfe spoke of the concept of ecological succession, and emphasized that it is important not only to look above ground but also below ground to appreciate the ecological benefits provided by mature trees. He concluded his remark by suggesting that the developer sell the subject properties to other establishments more acceptable to the community.

Colin Dring, 7397 Moffatt Road, read from his submission (attached to and forming part of these Minutes as **Schedule 3**).

In response to a query from Committee, Mr. Dring stated that the City's Advisory Committee on Environment (ACE) is a valuable resource available to Council in providing technical advice regarding environmental matters; however, ACE was not consulted regarding the impact of the proposed development on the environment.

Shelley Dubbert, 4420 Garden City Road, read from her submission (attached to and forming part of these Minutes as **Schedule 4**).

In response to a query from Committee, Ms. Dubbert stated that the North Shore Mountains are visible above the existing trees on the subject site from Garden City Road.

Carol Day, Richmond resident, read from her submission (attached to and forming part of these Minutes as **Schedule 5**). Ms. Day was of the opinion that (i) good planning is needed in developing the City's downtown core to ensure that all areas are well developed, and (ii) small businesses cannot compete with a retail giant like Walmart, which would negatively impact the City's tax revenues.

De Whalen, 13631 Blundell Road, spoke about the proposed Walmart store's siting, noting that other cities' with big box retailers locate these stores far from the city centre. Ms. Whalen queried whether the applicant had conducted environmental and economic impact assessment studies and was of the opinion that the proposed development should not go forward.

In response to a query from Committee, Ms. Whalen stated that an environmental impact assessment study should include how the proposed development would potentially affect the Garden City Lands.

Jerome Dickey, 9280 Glenallan Drive, expressed his appreciation on the work done by the City in promoting a sustainable community. Mr. Dickey requested that the Official Community Plan (OCP) be respected and that ESAs be protected.

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John ter Borg, 5860 Sandpiper Court, stated that innovations are needed in order for the developer to accommodate and respect the land use designations of natural lands within and adjacent to the proposed development. Mr. ter Borg was of the opinion that these innovations are lacking; however he was hopeful that the development proposal would still be refined.

Shawn Sangha, 10540 Southridge Road, expressed concern regarding property negotiations his family has had with the developer. Also, Mr. Sangha commented on the traffic study, noting that a high volume of traffic is anticipated to be coming from south of the subject site, however, he was of the opinion that a higher percentage would be coming from the west due to the location of other retail stores in that direction. Mr. Sangha concluded his remarks by stating that the Alexandra Connector Road should be constructed now as traffic in the area is likely to worsen should the development proposal go forward.

In relation to the concern expressed by Mr. Sangha regarding his family's property negotiations with the developer, it was suggested that he consult with staff regarding the process and general land sale aspects.

In response to a query from Committee, Mike Redpath, Senior Manager, Parks stated that compensation values for ESA lands have been determined in order to ensure that there would be no net loss of such lands.

In response to queries from Committee, Mr. Craig provided the following information:

- the compensation value of \$46 per square metre is based on recent costs of ecological work done in the West Cambie Area;
- there have been past developments where an applicant has made cash contributions for offsite ecological enhancements to compensate for ESA reductions within the subject development;
- compensation values are determined on individual basis and depend on factors such as the time period and location of a proposed development;
- the ACE is consulted by staff on larger environmental matters such as OCP amendments and environmental strategies;
- at Council's direction, staff can work with the ACE on environmental and ecological aspects of the proposed development;
- Council may amend the terms of the proposed rezoning application up to the third reading of the proposed bylaws; and
- staff is of the opinion that the proposed development is pedestrian-oriented.

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In response to a further query from Committee, Mr. Craig reviewed how ESA matters, such as the determination of compensation values, are managed.

It was moved and seconded

(1) *That Official Community Plan Bylaw 7100, Amendment Bylaw 8865, to amend the Alexandra Neighbourhood Land Use Map in Schedule 2.11.A of West Cambie Area Plan (WCAP) as shown on the proposed amendment plan to:*

- (a) reduce the minimum density permitted from 1.25 to 0.60 FAR in Mixed Use Area A;*
- (b) adjust the proposed alignment of May Drive within the development lands; and*
- (c) reduce the "Park" designation over portions of 9440, 9480 and 9500 Alexandra Road;*

be introduced and given first reading;

(2) *That Official Community Plan Bylaw 9000, Amendment Bylaw 8973, to amend Attachment 2 to Schedule 1 of the Official Community Plan "2041 OCP ESA Map" to eliminate the Environmentally Sensitive Area (ESA) designation for 9440, 9480 and 9500 Alexandra Road, be introduced and given first reading;*

(3) *That Official Community Plan Bylaw 7100 Amendment Bylaw 8865 and Official Community Plan Bylaw 9000 Amendment Bylaw 8973, having been considered in conjunction with:*

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

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

(4) *That Official Community Plan Bylaw 7100 Amendment Bylaw 8865 and OCP Bylaw 9000 Amendment Bylaw 8973 having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby deemed not to require further consultation; and*

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- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 8864 to create the "Neighbourhood Commercial (ZC32) – West Cambie Area" zone and rezone 4660, 4680, 4700, 4720, 4740 Garden City Road and 9040, 9060, 9080, 9180, 9200, 9260, 9280, 9320, 9340, 9360, 9400, 9420, 9440, 9480 and 9500 Alexandra Road from "Single Detached (RS1/F)" to "Neighbourhood Commercial (ZC32) – West Cambie Area" and "School & Institutional (SI)", be introduced and given first reading.*

The question on the motion was not called as Committee raised concern with regard to (i) the unsuitability of locating a big box retailer outside the city centre where there is no public transit, (ii) the increased traffic that would be generated surrounding the proposed development, (iii) the landscaped deck as an inadequate compensation for reduction in ESA, (iv) the lack of protection of the Garden City Lands from the proposed development due to the absence of a buffer, and (v) the loss of a significant portion of natural land within the subject site.

Further discussion ensued and comments were made in favour of the proposed application going before Council and it was noted that (i) the proposed applications has been with Committee for some time, (ii) the proposed development's land use plan conforms with the West Cambie Area Plan, (iii) an extensive public consultation process was carried out as part of the conception of the West Cambie Area Plan, (iv) there would be opportunity for the community to express its views regarding the proposed development's land use plan at a Public Hearing, (v) the proposed application has been improved in order to address concerns previously raised by Committee, and (vi) information provided by staff regarding the Traffic Impact Assessment Study, intersection improvements, additional compensation for the reduction in ESA, and proposals for the acquisition of properties required for construction of the Alexandra Connector Road would protect the City's taxpayers.

In response to a remark regarding seeking comments from the ACE's in relation to the proposed development's land use plan, it was suggested that such direction be given to staff's in the form of a Council resolution.

The Chair clarified that should Committee vote favourably on the proposed application, the proposed application would merely move forward for Council's consideration. He further noted that should the proposed application be given first reading at the Council meeting, it would proceed to a Public Hearing on Monday, November 18, 2013.

The question on the motion was then called and it was **CARRIED** with Cllr. Steves opposed.

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ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:30 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, October 8, 2013.

Councillor Bill McNulty
Chair

Rustico Agawin
Auxiliary Committee Clerk



Stantec Consulting Ltd.
4370 Dominion Street, 5th Floor
Burnaby, BC V5G 4L7
Tel: (604) 436-3014
Fax: (604) 436-3752

Stantec

VIA EMAIL

March 4, 2013

Project No: 1231-10550

First Richmond North Shopping Centres Limited
#201 – 11120 Horseshoe Way
Richmond, BC V7A 5H7

Attention: Alan Lee

Dear Alan:

Reference: ESA Update for Rezoning Application at 9440, 9480, and 9500 Alexandra Road,
Richmond, BC

1 INTRODUCTION

First Richmond North Shopping Centres Limited is submitting a rezoning application to develop a portion of the quarter section 34-5-6 adjacent to Alderbridge Way and Garden City Road in Richmond, British Columbia. A portion of this site is designated as an Environmentally Sensitive Area (ESA) by the City of Richmond (the City).

Stantec Consulting Ltd (operating as Jacques Whitford) conducted a preliminary habitat assessment in 2002 and a desktop review update in 2005 to evaluate the ecological function of the ESA within the proposed development area. As part of the City's requirements for the rezoning application, an additional report was prepared by Stantec in 2010 which summarized the existing habitat and highlighted any changes that had occurred since the previous assessment. The 2010 report also provided an assessment of the existing and potential ecological services provided by the ESA, the implications of removal or relocation of a portion of it, and recommendations for compensation and/or mitigation.

In November 2012, the City adopted their new 2041 Official Community Plan (OCP) Bylaw 9000. A draft technical report included with the 2041 OCP was the 2012 Environmentally Sensitive Area Management Strategy. This strategy expanded the existing ESA outlined in the City's previous OCP to encompass more than half of 9440 Alexandra Road and all of 9480 and 9500 Alexandra Road and was based on 1:4,000 high level orthophoto interpretation. Appendix C and Part 4 of the 2012 Environmentally Sensitive Area Management Strategy suggests that all applicants for development permits involving ESAs should conduct a vegetation survey of the sites to confirm the appropriate ESA boundary.

Reference: ESA Update for Rezoning Application at 9440, 9480, and 9500 Alexandra Road, Richmond, BC

This report provides a detailed survey of the vegetation types on the site and makes recommendations for areas that should be included in the ESA.

2 METHODS

Preliminary vegetation polygons were created from orthophoto interpretation and were then ground truthed during the site visit. The three properties were surveyed on January 29, 2013 by two Stantec biologists to determine what the vegetation types were on the site. Dominant understory species within each polygon were recorded and photographs were taken at various locations on the site. Cover was estimated for the dominant species observed. Tree species were recorded during an existing tree assessment (MJM Consulting 2012). There were four different vegetation polygons identified on the site (Figure 1, Appendix A) and descriptions of these are provided below. None of the ecological communities observed on the site are considered at-risk within the province.

3 RESULTS

3.1 Polygon 1—Birch Forest

The southern half of the properties consists of an approximately 1.6 acre upland forest dominated by paper birch (*Betula papyrifera*) with an open understory of grasses and rushes (Photo 1, Appendix A). There are minor amounts of invasive Himalayan blackberry (*Rubus armeniacus*). Table 1 below provides a list of the dominant species within this polygon.

Table 1: Dominant Understory Species within Polygon 1

Common Name	Scientific Name	% Cover
reed canarygrass	<i>Phalaris arundinacea</i>	15
hardhack	<i>Spiraea douglasii</i>	15
common rush	<i>Juncus effusus</i>	15
<u>Himalayan blackberry*</u>	<i>Rubus armeniacus</i>	10
bentgrass	<i>Agrostis sp.</i>	5
bracken fern	<i>Pteridium aquilinum</i>	2

NOTE:

* Invasive species

Reference: ESA Update for Rezoning Application at 9440, 9480, and 9500 Alexandra Road, Richmond, BC

3.2 Polygon 2—Japanese Knotweed

Polygon 2 is approximately 0.1 acres and is located on the east boundary of 9500 Alexandra Road. It is entirely composed of Japanese knotweed (*Polygonum cuspidatum*) (Photo 2, Appendix A). Japanese knotweed is a perennial shrub from Asia that is highly invasive because of its rapid growth and reproductive capabilities. Once established it displaces nearly all other vegetation (BC Ministry of Agriculture 2011).

3.3 Polygons 3 and 4—Anthropogenic Disturbance

The remainder 1.4 acres of the site have been disturbed by the current and previous residential developments that occurred on site. Vegetation in this polygon is composed of cultivated lawn and invasive species with few mature trees interspersed throughout (Photos 3 – 7, Appendix A). Table 2 below lists the dominant species in this polygon.

Table 2: Dominant Understory Species within Polygon 3

Common Name	Scientific Name	% Cover
Himalayan blackberry*	<i>Rubus armeniacus</i>	15
creeping buttercup	<i>Ranunculus repens</i>	10
evergreen blackberry*	<i>Rubus laciniatus</i>	5
hardhack	<i>Spiraea douglasii</i>	5
reed canarygrass	<i>Phalaris arundinacea</i>	5

NOTE:

* Invasive species

4 RECOMMENDATIONS

It is Stantec's recommendation that only Polygon 1 be considered for ESA designation among the subject parcels. This polygon contains the least amount of disturbance within the proposed development area and has the highest abundance of native vegetation compared to the other polygons. However, the actual ecological services provided by Polygon 1 are relatively low as a result of surrounding disturbances (roads and existing development), limited connectivity to additional habitat, small polygon patch size, and presence of invasive weeds in the understory. If left unchecked, the highly invasive Himalayan blackberry and the Japanese knotweed on the site will continue to spread and may eventually become dominant within the ESA, choking out native species. The remainder of the site is developed and/or highly disturbed and contains early seral stage vegetation and invasive species. These attributes are not consistent with an ESA designation.

Stantec

First Richmond North Shopping Centres Limited
Attention: Alan Lee
Project No: 1231-10550

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Reference: ESA Update for Rezoning Application at 9440, 9480, and 9500 Alexandra Road, Richmond, BC

5 CLOSURE

This ESA update has been prepared for the sole benefit of First Richmond North Shopping Centres Limited. If you have any questions or would like clarification of the results, please do not hesitate to contact the undersigned at (604) 436-3014.

Respectfully submitted,

Stantec Consulting Ltd.



Tracy Anderson, B.Sc., R.P.Bio.
Project Biologist

Reviewed by:



Matthew Ramsay, M.Sc., A.Ag.
Senior Vegetation Ecologist

TA/MR/pf

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Stantec

First Richmond North Shopping Centres Limited
Attention: Alan Lee
Project No: 1231-10550

March 4, 2013
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Reference: **ESA Update for Rezoning Application at 9440, 9480, and 9500 Alexandra Road, Richmond, BC.**

6 REFERENCES

BC Ministry of Agriculture. 2011. Field Guide to Noxious and Other Selected Weeds of British Columbia. Accessed (February 2013): <http://www.agf.gov.bc.ca/cropprot/iknotweed.htm>

Michael J. Mills Consulting 2012 Existing Tree Assessment Summary Plan MJM File #923
February 16, 2012

Councillor McNulty and committee,

Schedule 2 to the Minutes of the
Planning Committee Meeting of
Tuesday, October 8, 2013.

This Walmart mall will be one of the worst-ever affronts to our community unless the plan is fixed or terminated.

Before it goes further, please require the developers to fix the flaws that you and the public have revealed. It's neither fair nor practical for the public to have to deal with it all in a public hearing.

A citizen named Rick Xavier revealed one basic flaw. He wrote to you, and a planner named Brian replied that "The Alexandra Neighbourhood Land Use Plan establishes the vision of a complete and *balanced* community." In turn, Rick explained how the application "certainly does *not* meet the standard of contributing to a complete and *balanced* community." Rick also explained in the *Richmond Review*.

I went to the Alexandra plan too. The maximum size for Alexandra retail is *100,000* square feet. The proposed Walmart is *more than 60%* larger. That typifies how the *mall* plan feels free to ignore the OCP.

I must add that Alexandra retail *can* be larger for one stated reason: to achieve "high quality urban form." However, the vastly oversized Walmart building would achieve *terrible* urban form. It would deface our priceless legacy of world-class viewsapes. It would achieve immense harm to quality of life in the Garden City Lands area forever.

The developer has *already* harmed the once-thriving ecosystem of the Alderbridge wildlife corridor. And that includes ESA along Alderbridge that applied at the time and *supposedly* still applies. Perversely, the applicant now implies that it's fine to wipe out every vestige of the ecosystem *because* the applicant has already compromised it.

Jim Wright, President, Garden City Conservation Society. Address: 8300 Osgoode Drive, Richmond.

As a citizen, I think the applicant should be held responsible for restoration, *not* rewarded for harming nature.

Richmond's Alexandra plan says that "significant effort should be made to incorporate mature vegetation elements." That applies to the mixed urban forest in the marred ESA of the remnant ribbon of Alderbridge wildlife corridor the citizens want to keep. It's roughly at street level, and the developer could still raise the surface behind it for the mall.

Even if they allow 20 more metres for woods than the tiny 3 metres being proposed, they'll have lots of space available after right-sizing the mall. My main concern is that it be done in a highly results-oriented way.

By the way, the developers could do it at a level of excellence with transformative results for them and us, but that's another topic.

I *will* briefly mention the economic loss the proposal would cause. If the legacies of the Garden City Lands are *saved*, our central park will retain immense potential to make Richmond a tourist destination. However, currently the Walmart mall will destroy the natural viewscales, and the optical illusion that the mall is *on* the lands makes that even worse. The only tourism value of the *Walmart* City Lands would be for ridicule.

But the social, physical and spiritual wellness of our own citizens is *most* important, and for time reasons I'll bet you read my Digging Deep column about it last Friday. Even if the problems would only halve the wellness values of the park, that's like sucking out half of the \$59 million purchase price *and* half of the annual \$1.6 million opportunity cost. Again, though, while that economic effect is large, the loss to nature and community wellness matters far more.

Schedule 3 to the Minutes of the
Planning Committee Meeting of
Tuesday, October 8, 2013.

Dear City of Richmond Planning Committee,

Being born and raised in Richmond I have seen the city undergo a wealth of transformations, some for the good, some for the detriment of our community. This proposed Smartcentre falls under the category of detriment. As someone who has worked in environmental and sustainability planning and holds a Master's degree in Planning and Development I can assure you that the impacts of this proposed development are not mitigated in the least by the concessions offered (e.g. native plantings, bicycle facilities, charging stations).

The loss of an acre of ESA, particularly one that is within the urban boundary will change the nature of Richmond's character. In addition, it is well documented that all plant and animal habitats, hydrological flows and ecological processes are drastically altered. These kinds of development also induce other commercial green-field development in the area (Curran 2002). That is, one superstore can result in dozens of hectares of paved landscape. It is already the case that green space within City centre is diminishing and the way in which we make decisions around this ESA will create a precedent for future ESA decisions. Compensation in the form of utility and sustainability initiatives is not equivalent to mitigation of an ESA.

From a socio-economic perspective, knowing that we have approximately 25% of our population as low-income, working poor, a Walmart location flies in the face of everything that is known about social impact. The presence of these shopping centres *perpetuates* low wages, access to unhealthy and unsustainable foods, while significantly impacting the local economy. Employees within these developments are typically not unionized, and have little protection outside of existing regulations.

In addition, increased traffic and congestion will lead to greater air pollution and promotes an anti-community feeling (people are less likely to interact with others in a big-box setting than on a pedestrian oriented environment). Finally, there are many case studies that demonstrate that the presence of Walmarts and other large shopping centres impacts small, local businesses and fails to invest in the local economy by capturing a large percentage of regional markets at the expense of smaller, local businesses in the downtown core. The result is an increase in retail vacancies in a declining commercial core and fewer living wage jobs. These stores do not create new markets; they simply reallocate existing retail consumption from local businesses to national chains (Curran 2002).

I urge you to consider: (1) stricter guidelines when considering development proposals of this type, (2) to utilize your existing advisory committees to provide public opinion and technical support, and (3) to develop clear processes by which development proposals will follow which take into account social and environmental impacts.

Kind regards,

Colin Dring
236-7397 Moffat Rd,
Richmond, BC

**Schedule 4 to the Minutes of the
Planning Committee Meeting of
Tuesday, October 8, 2013.**

Hello, my name is Shelley Dubbert and I reside at 4420 Garden City Road. I have been a resident and home owner in the Alexandra area for over 27 years.

I have seen many changes in the area, and a whole lot of deterioration while we sit and wait for a decision to be made as to whether or not city council will finally allow Smart Centres to build a mall.

If it wasn't for Smart Centres showing interest in the Alexandra area, we would have been the lost and forgotten area still without anything resembling a sidewalk and only ditches as we've had for many years until recent development. The remaining homes are still on septic and the infrastructure with the remaining homes in the neighbourhood is so old and business such as Shaw & Telus will not upgrade or replace until there is new development.

I welcome the development and multifamily residences. It is providing the area with a well needed facelift. The original vision of the Alexandra area was that of a Live, Work & Play neighbourhood. Well, since the 2006 OCP, all we're seeing is the 'Live' portion and even that's a very slow process.

The East side of Richmond lacks shopping. We no longer have decent grocery stores since IGA at Cambie & #5 Road turned into a Shoppers Drug Mart. Safeway has been gone from Lansdowne for many years and it sure would be nice to walk from our home to a neighbourhood mall. This is the vision of many municipalities. We have Terra Nova and Ironwood to serve their neighborhoods. Yes, the mall will also bring visitors from Ladner, South Vancouver and whoever decides to visit Richmond. The location makes sense with access close to bridges & the East West Connector. You won't have traffic grid lock like there often is on #3 Road.

While not everyone is a Walmart shopper, there are many who are. Just like those who are not Yaohan mall shoppers, but there are others who shop there regularly. This is a diverse community and people need choices. The city will benefit from the business tax base as well.

For all the people who would like to keep the Urban Forest so to speak. Richmond Nature Park is only steps away.

While the vision of the Urban Forest along Alderbridge may look lush and green as you drive by, I invite you to come into the area itself and take a walk along Alexandra Road and see it from my and other resident's perspective. There are people camping out in the bushes. There are abandoned homes that are boarded up, Richmonditers who dump their junk dumped onto vacant properties and some of the remaining homes are occupied with people of questionable character and activity. There have been several house fires and I have serious concerns about safety in the area.

Not to mention, all this property is actually residential. The trees people see along Alderbridge Way were part of residential properties. If the city was to purchase this land to create a park and keep the trees, the cost would be astronomical and guess who would be paying for that in the end?? The taxpayer.

How many more hoops does Smart Centres have to jump through in order to build a mall? I don't recall any other potential development going through this. It appears Smart Centres has met the city requirements and from the online virtual tour I've seen, it looks well planned, far better than the numerous malls and other shopping areas in Richmond so it's time to get this going after all these years and make the Alexandra area an actual neighbourhood and well planned community.

Thank you.

Walmart the High cost of Low Price

Oct 8th, 2013

The United Food and Commercial Workers Union of Canada reported that after Walmart workers in Jonquiere Quebec unionized within a couple months, ^{the store was closed} resulting in 200 people losing their jobs. In a Polara poll 80 % of people dismissed the claim that the store was losing money and believe the store was closed to frighten other walmart employees from unionizing.

Walmart is bigger than Home depot, Kroger, Target, Sears , Costco and Kmart combined. Walmart averages a profit of 36 billion per year. It does not help the local economy when 92 % of what Walmart sells is made in China. Walmart employs 1.6 million people and only 1.2 % make a living above the poverty line.

Walmart has lawsuits pending against it in 38 states in USA over allegations of cheating employees out of overtime pay.

It is no secret whenever Walmart appears, independent businesses mysteriously start to dry up. Walmart undercuts everybody else on every single consumer item they can.

Smart Centers bought Capilano mall in Edmonton, Alberta and they walled off the entrance to the rest of the mall and established stores recalled an almost instant loss of business. Walmart is not a good neighbour , not a good boss and not a good landlord.

The City of Richmond should require Walmart to pay for an impact study taking a hard look at all the ways Walmart would affect the neighbourhood, including:

- *The impact of workers of low wages and benefits
- * Whether they would drive wages at competing retail stores to the bottom
- *How many local stores would be driven out of business
- * The cost to the province and city of providing public benefits to walmart employees

Los Angeles has made such a study a requirement of big box store application.

Richmond City Council needs to protect our established businesses from annihilation , protect our residents from poor working conditions and protect the land from un reversible environmental destruction.

Please say no the Walmart application until the concerns of the people of Richmond can be addressed.

Carol Day 50 year resident of the Island City by Nature