

Schedule 3 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, October 19, 2020.

Re Polygon application to Richmond Council, Public Hearing, October 19, 2020

Delegation: Jim Wright, 8300 Osgoode Drive, Richmond

Mayor Brodie and Councillors,

Staff have been extremely thorough with today's application, and they and Polygon have made progress toward saving trees. I'm familiar with the site. The northeast part of it, Area A in the staff report [\[Show site diagram\]](#), has rare quality and is much needed. It is a place where Nature has reclaimed nature.

We have a golden opportunity to empower it to go further. [\[Show Natural area satellite view.\]](#) Here is the corner of opportunity where nature has re-purposed human intervention to bring itself back, as seen from above.

We have here a great chance to team with nature in empowering ways for a big win-win. In contrast, it cannot be nearly as good if we take unnatural steps like uprooting almost all the mature trees and their ecosystem. It is not good enough to fool ourselves that sparing some hedgerow and the occasional tree and dotting the site with nursery saplings is a fine alternative.

I recently visited that natural area, at Garden City Road and Cambie. Sharon MacGougan and Yvonne Bell joined me there, and they showed how they feel about the options. [\[Show Sharon & Yvonne hugging trunk.\]](#) (Like this.)

I took another photo from the vantage point of the Richmond and Sea Island United Church property on Cambie, next to the natural area. [\[Show photo from United Church lot.\]](#) We're looking east. Beyond the left side of the photo to the left, further north, the United Church has a row of mature trees that are a bonus part of the natural area.

This next photo is from beyond the opposite corner of the natural area. [Show the hedgerow photo.] We *were* looking northeast from near Cambie, but now we are near Garden City Road. We are looking southwest at the towering hedgerow that is featured in the staff report. Staff, along with Polygon, seem to wish to save as much of the hedgerow as they can, and that's a commendable start. On the left side, which is the *east* side, you may see that the line formed by the hedgerow has zig-zagged.

In the next photo [Zigzag photo with Sharon & Yvonne], Sharon and Yvonne are talking about mice in the tall grass and the barn owls that thrive there. In this perspective, the edge of the wooded natural area is going southward toward Cambie and then turning eastward toward Garden City Road.

I caught up to Sharon and Yvonne, and for the next three photos we were right *in* the natural area.

[Show three photos, one by one.]

One.... Two.... Three....

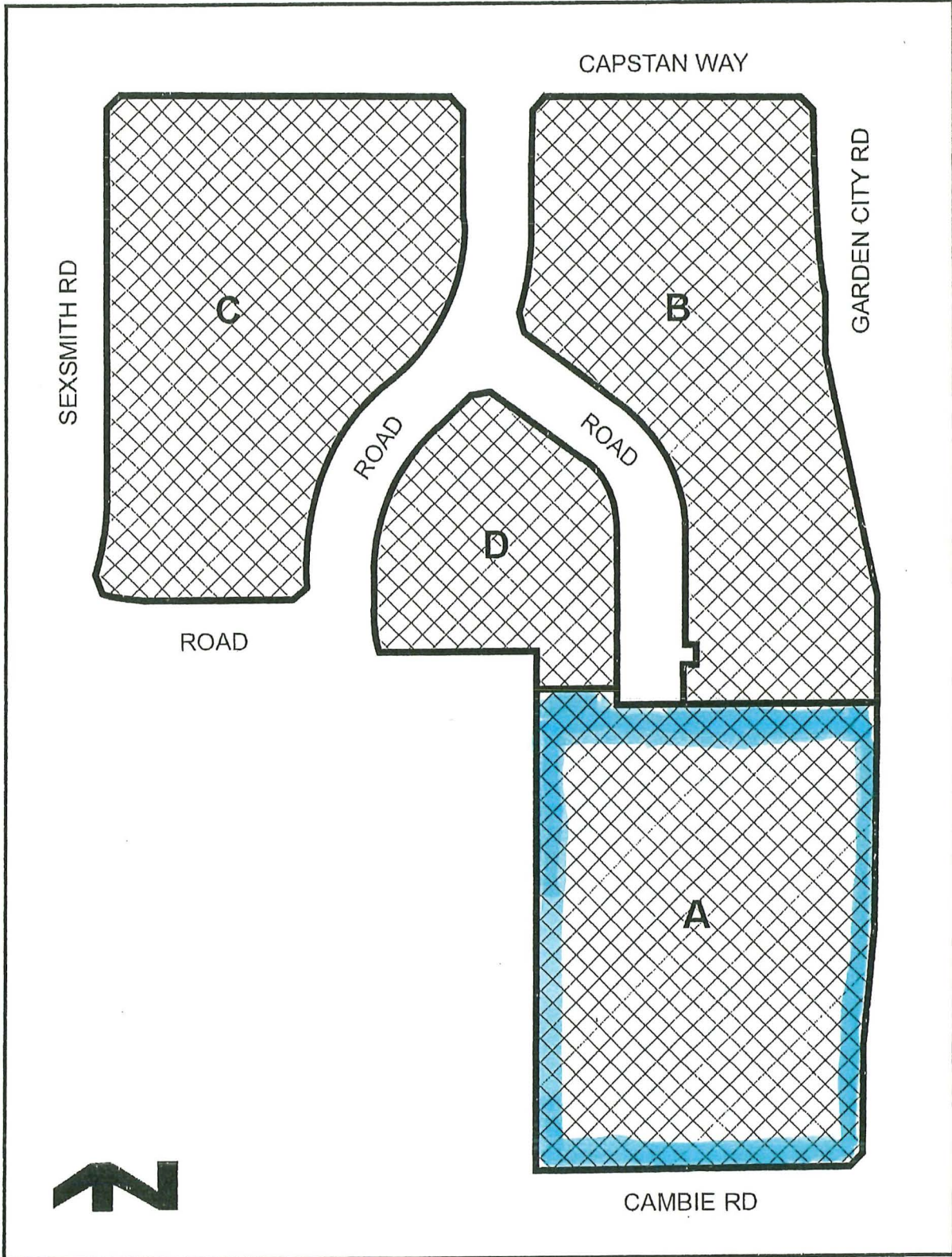
[Then show panoramic photo from near Cambie.] Now we're just a little into the natural area, just north of Cambie Road and looking north at this panorama. At each stop, I keep thinking how this is can be a different and needed kind of natural area, where we experience how nature can restore itself if we give it a chance and especially if we *empower* instead of *obliterate*.

Fortunately, the natural area is located in Area A, the southeast corner, with much lower lot coverage and lower height than in Areas B and C, so the cost in the developer's floor area to enable the natural area to be retained and enhanced is less high where it is, in Area A, than it would be in the other areas.

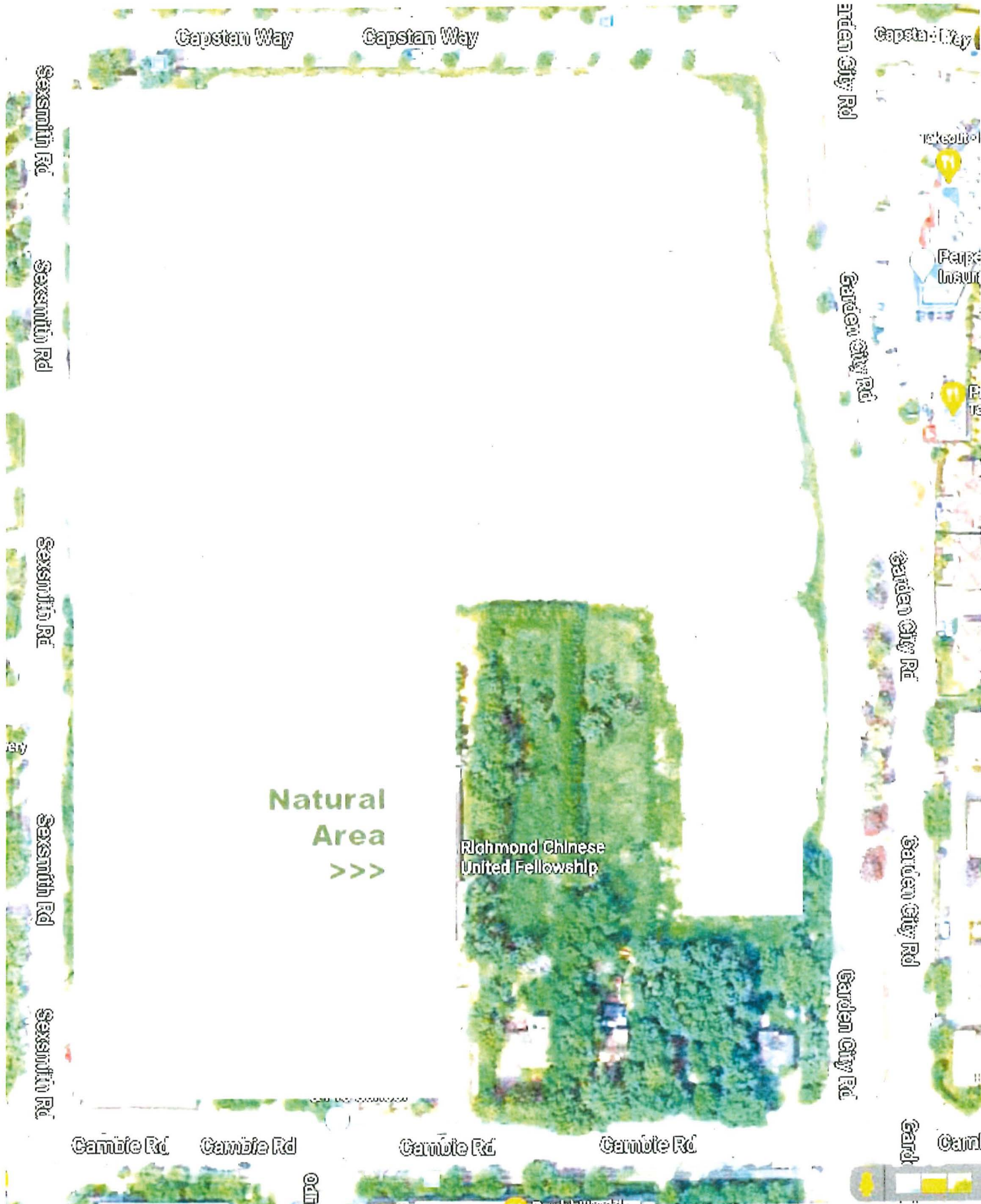
Let's go back to a satellite view of the natural area. [Show Audain Natural Area slide.] Michael Audain, who is the 83-year-old chair and principal owner of Polygon, is a philanthropist. A lot of Mr. Audain's millions have come from Richmond council, because rezoning for much denser development adds many millions to the property value. I imagine that we all would like to enable the natural area to be spared from destruction and instead be empowered as city parkland. If Mr. Audain agrees, that will make a big difference. In that case, it would be an Audain natural area and could be called that if you and he wouldn't mind.

I am asking you, Richmond's mayor and councillors, to hold off from approving the application at this time. I suggest that you might arrange to discuss the project with Michael Audain and ask him to sponsor the retention and enhancement of the existing natural area that Polygon is currently on the verge of devastating.

Schedule "A" attached to and forming part of Bylaw 10198



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Capstan Way

Capstan Way

Saxmifin Rd

Saxmifin Rd

Saxmifin Rd

Saxmifin Rd

Saxmifin Rd

Cambie Rd

Cambie Rd

Cambie Rd

Cambie Rd

Garden City Rd

Garden City Rd

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Garden City Rd

Natural Area
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Richmond Chinese United Fellowship



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NO

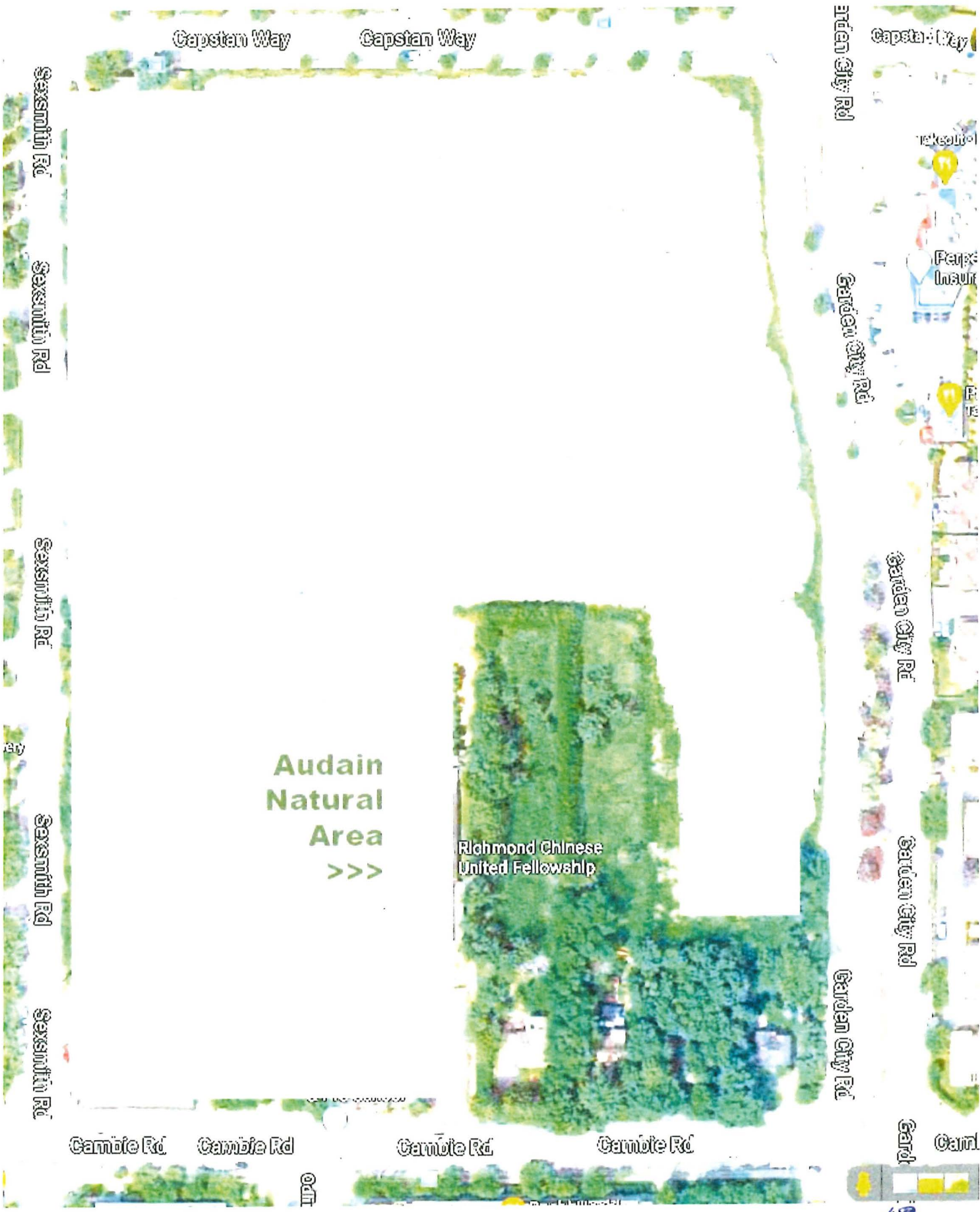




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Capstan Way

Capstan Way

Garden City Rd

Capstan Way

Saxsmith Rd

Saxsmith Rd

Saxsmith Rd

Saxsmith Rd

Saxsmith Rd

Garden City Rd

Garden City Rd

Garden City Rd

Garden City Rd

Cambie Rd

Cambie Rd

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Cambie Rd

Garden City Rd

Cambie Rd

**Audain
Natural
Area**
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