

**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, Richmondites 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.