

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

**Mayor and Councillors**

**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

TO: MAYOR & EACH  
COUNCILLOR  
To Public Hearing  
Date: November 18, 2013  
Item #: 7  
Re: RZ 10-528877

4660-4740 Garden City Road  
9040-9500 Alexandra 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](mailto:wcraig@richmond.ca)

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