Schedule 3 to the minutes of the
Regular Council meeting held on
Monday, September 24, 2012

Sept 24, 2012 Richmond Council Motion 16.
WEST CAMBIE NATURAL PARK RE-DESIGNATION

City Centre residents pay the highest prices in the City for the land they live on,
and then are therefore taxed the highest in the city for the space they occupy.

The City has legislated that City Centre residents will only be provided half as
much parkland per capita as other areas of the City, and the City doesn't even
meet that reduced requirement.

With upcoming densification the West Cambie area will be much like City Centre.

This motion would allow an area designated for parkland for West Cambie when
residents approved densification to be developed as townhouses, in exchange
for parkland which may be provided anywhere else in the City.

This proposal shortchanges West Cambie and adjacent City Centre residents
who have been told to develop transit /walking based communities, and therefore
won't have the same ability to get to parkland if it isn't placed nearby in West
Cambie or City Centre within their rapid transit or walking range.

If this proposal is to be approved, Council should confirm that the park land will
be replaced nearby in West Cambie or City Centre.

Additionally, staff recommend that this area be developed for Townhouses rather
than Apartments. This parcel of land is directly under a Vancouver International
Airport flightpath in a 35 NEF noise zone.

Townhouses owners expect to be able to use and enjoy their grounds. They also
typically live in non air conditioned suites and their owners open their windows for
cooling in summer. This area is noisy and therefore not suitable for townhouses.

If developed this area is much more suitable for air conditioned apartments.

Additionally, if this parcel is developed, I'd suggest a portion of the existing trees
be left on the south side of this parcel, to preserve the view north from the
Garden City Lands park parcel, and to separate this parcel from road noise on
Alderbridge Way.

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