

Mayor Brodie and Councillors,

I'm Jim Wright, 8300 Osgoode Drive, Richmond, and I will be happy to speak on Item 19, which is about eliminating the planned Alexandra natural park.

**First**, I agree that the natural-park role could be served *instead* by the Garden City Lands, the 140 acres of open-land park across Alderbridge Way in the City Centre Area. *But* that only works if people can easily walk across to the Garden City Lands and get around the Lands on all-weather trails for open-land park enjoyment. This means, for example, that the hydrology studies need to be completed soon. And that's because all-weather trails would have a dyking effect, which will be harmful instead of helpful unless they're part of excellent hydrology, or water management.

**Second**, I suggest that the planners look at retaining the *ESA natural area* shown in the city's Environmentally Sensitive Area map all along the northern side of Alderbridge from No. 4 Road to Garden City Road. That includes the Alexandra natural park, along with the overlapping Walmart area, where Walmart should be doing restoration, preferably with native species like shore pines. (By the way, there's a variety of trees in the ESA that borders Alderbridge.) I infer from the city's ESA guidelines that the buffer should be 15 metres deep, and it's the responsibility of the property owners.

**Third**, I urge that planners investigate whether any Alexandra natural park land should be retained for *urban amenities* like playing fields for the City Centre and West Cambie. If the Alexandra park is not kept for such amenities, it will be hard to find land for them, and the Agricultural Land Commission has been clear that it should *not* be in the ALR. In 2006, when it refused to exclude the Garden City Lands from the ALR, the commission included its staff report. Just before the final rejection, it said this: "Areas to the north and south of the proposed exclusion are under development for residential and commercial use, and these areas could provide for the public amenities sought" (p. 5).

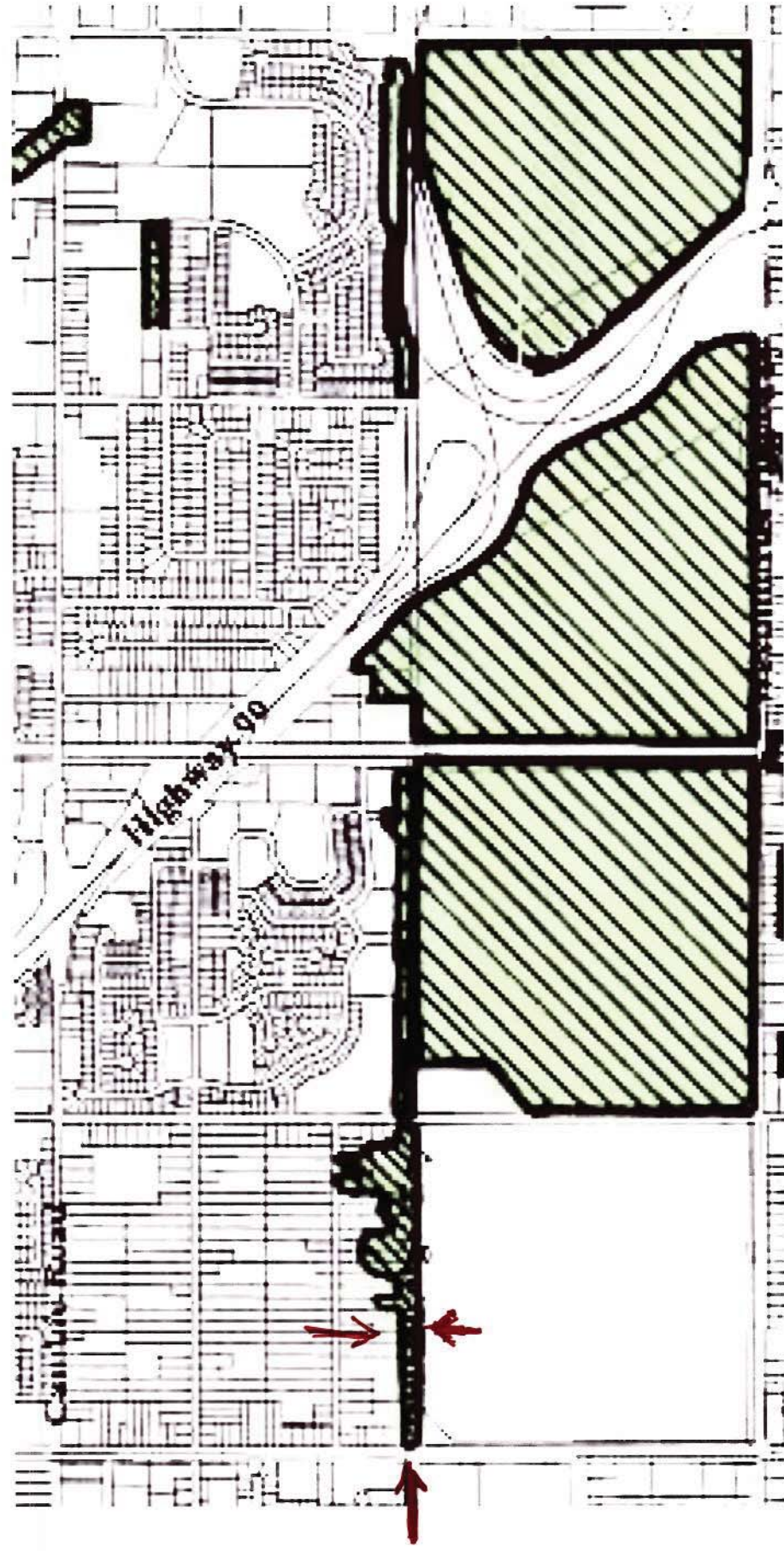
**Fourth**, I suggest that the assessed value of about \$25 million for all\* of the Alexandra park lots be used for active conservation of the 140-acre open-land park across the street if the Garden City Lands replace the Alexandra park as natural area.

\*A footnote here: *All of* the lots includes three Walmart lots that are largely in the park area plan but missing from the new proposal.

Moving on: **Fifth**, I hope the planning will take a City Centre view too. From the Garden City Lands and further east, south, and west, the treed ESA buffer along the Alderbridge side of the natural park and Walmart land is part of the view. With the green lands and the woods and the mountains, the scene is usually tranquil and often spectacular. Please don't compromise it. It's part of our legacy *from* the past and *for* the future.

# Excerpt from map titled Richmond Environmentally Sensitive Areas

<http://www.richmond.ca/services/planning/ocp/maps/environmental3.htm>



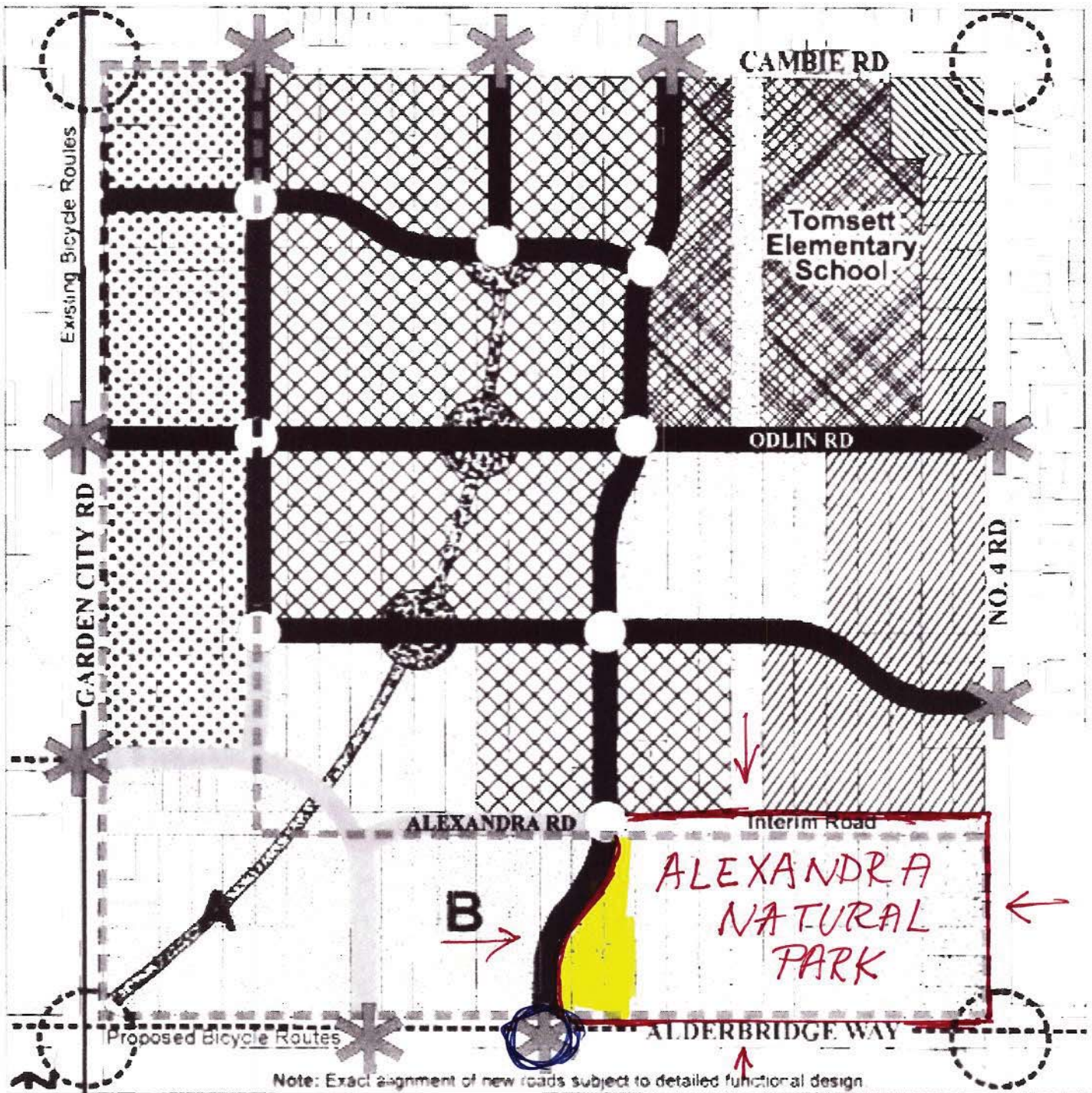
## **STAFF COMMENTS:**

This large block of land is suitable for agricultural use and is protected from negative impacts of adjacent non-farm use by the busy, wide roads on all sides. The applicant has not advanced a compelling case for the exclusion of the subject property as a community need, as it has not demonstrated that alternative lands for the proposed uses do not exist elsewhere in Richmond. Adjacent areas designated for redevelopment could provide opportunities to accommodate such urban amenities. Areas to the north and south of the proposed exclusion are under redevelopment for residential and commercial use and these areas could provide for the public amenities sought. For the above reasons, staff believes the land is appropriately designated as agricultural land pursuant to the Agricultural Land Commission Act.

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**END OF REPORT**

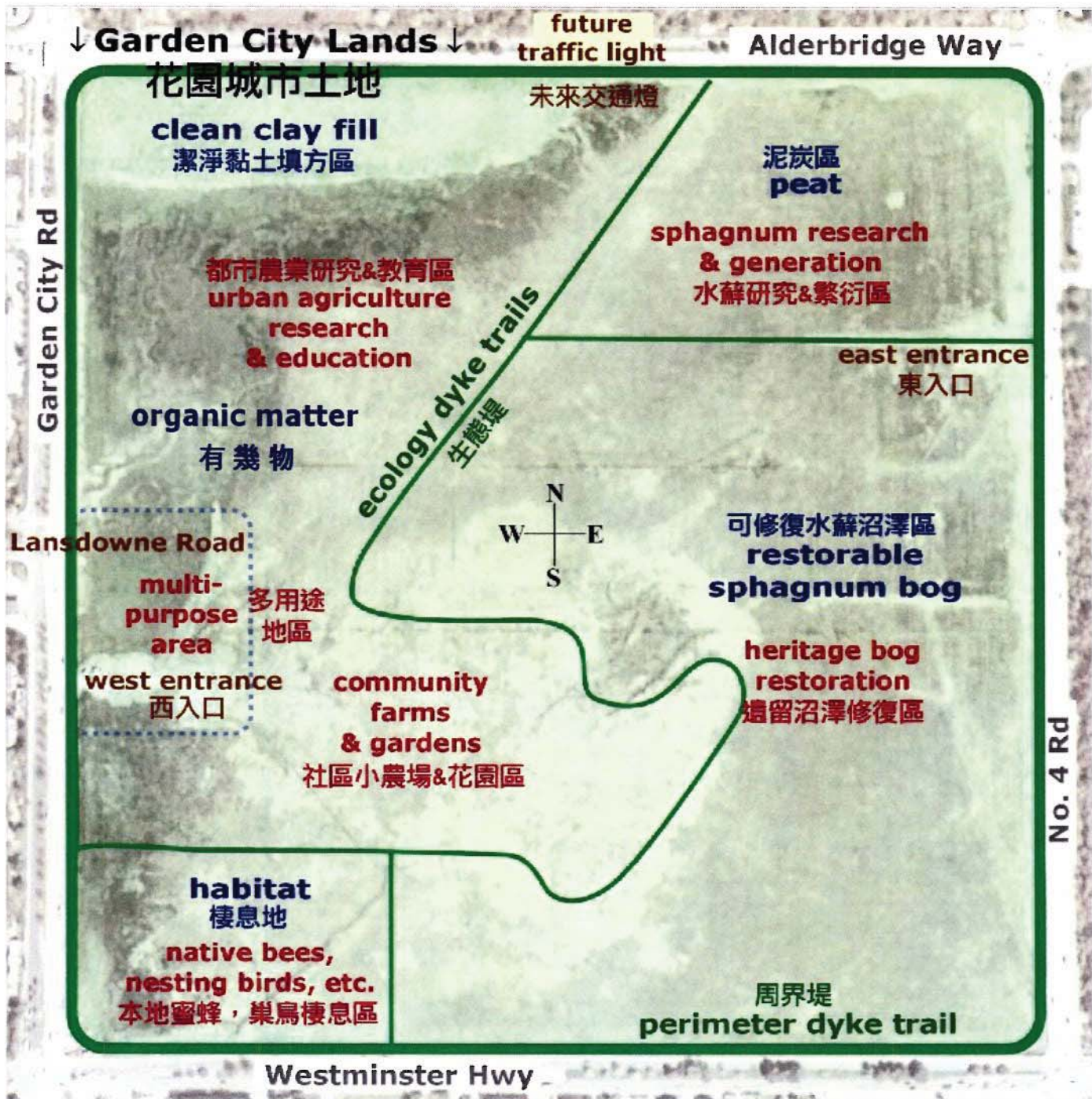




Area of No Housing Affected by Aircraft Noise	Mixed Use - Hotel, office and streetfront retail commercial - Area A: Minimum 1.25 FAR up to 2.0; Area B: Large and small floor plate up to	Proposed Roadways
Business/Office - office over retail FAR up to 1.25	Mixed Use - Housing over small floor-plate retail - 1.25 base FAR - Building heights low to medium (Max 1.5x FAR with density bonuses for affordable housing)	High Street
Convenience Commercial	Community/Institutional	New Traffic Signals
Residential Area 1 1.50 base FAR (Max 1.70 FAR with density bonuses for affordable housing); Townhouses, Low-rise Apts. (4-storey typical)	Park - North Park Way, Central Park, Natural Park, South Phoenix	Feature Intersections - details to be developed
Residential Area 2 0.65 base FAR (Min 0.75 FAR with density bonuses for affordable housing); 2 & 3-storey Townhouses	Alexandra Way (Public Rights of Passage Right-of-way)	Feature Landmarks in consultation with Traffic Calming Measures

# Parkland for Agriculture, Recreation & Conservation

## 農業，娛樂，保護多功能公園土地



**Blue** 藍色 = existing condition 現存狀態

**Green** 綠色 = existing & logical borders & their fitting functions 現存合理的邊界及適用功能

**Brown** 棕色 = existing entrances & logical future entrances 現存入口及合理的未來入口

**Red** 紅色 = fitting uses for parts ("multi-purpose" includes ALR-permitted buildings & parking)  
適宜用途 ( "多功能" 包括農業用地保護法允許範圍內的建築和停車場 )