

**Submission for Public hearings
Garden City Lands – Agricultural Land Reserve Exclusion Application**

My name is Olga Tkatcheva, 8-7680 Gilbert rd Richmond BC.

I oppose the Garden City Lands – Agricultural Land Reserve Exclusion Application because the application was not able to provide a sound proof that it will be of benefit to the people of Richmond.

I have done my Masters degree in Applied Science with a Major in Quality Assurance so it is easy for me to see the shortcomings and deficiencies of the proposed application.

The application is very narrow pro-development oriented, it is very obvious and makes it easy to object every single point of it.

It is easy to prove that:

The land is very suitable for the urban agriculture and needs to be protected from the housing development pressure;

There is no community benefit for the people of Richmond in developing of these lands under the proposed agreement because this proposal doesn't resolve any park land problems but makes them worse due to the need to satisfy the park requirements for the new population growth in a new housing development; *We can not say it is a good deal before we know the balance.*

The City Centre Area plan can not be included in this package as it was approved without GCL so the council vote and public feedback could be different if there was a treat for the Garden City lands to be developed into the high density housing, so the CCAP and its forms are irrelevant for logical justification purposes (provide the area plan from the City Centre Area Plan attach.1);

The recent real estate market saturation by the properties for sale contradicts the current need for the housing development on these lands (provide the Real estate graph attach.2);

The Public consultation process was predetermined and manipulated on every stage of the project including the City Centre Area Plan

(for example:

Public consultation process for the City Centre area plan included questions like the one on the Open house number 2:

– question number 5. asked people choose

The following population scenarios:

5a. 120,000 downtown residents?

5b. 156,000 downtown residents?)

I have already complained to this council and to the ALC about ethical concerns re. Feedback forms and on-line version limitations of the recent Public consultation process for the Garden City lands City's project. By the huge community effort we managed to attract enough public attention to be able to raise awareness about manipulative character of the forms so people were able to overcome the limitation and the result speaks for itself – there is an overwhelming rejection by the public of this proposal. It was very hard for us to do because unlike the City Hall we do not have an option to use public money to reach the general public.

I can go on and on about the deficiencies of the application that you are asked to approve, not to mention the simple calculation mistakes.

But I am asking the council do not approve this application by the reason it is wrong not only in the details but in its general approach, in a philosophy that was used here.

Last year ALC rejected the previous application by the number of very valid reasons and it could be the end of the story for this agreement and the City hall could be already working on the new supported by the public project, but some of the council members became so personally involved in the process that after the rejection they resumed the pursuit as a personal challenge – to object all reasons that cited by the ALC no matter what and justify the development of the Garden City Lands regardless of the public opinion and the changing realities.

The approach like that is better described as **The end justifies the means** and is historically known to cause the shift of the ethical values when the reaching of the goal became the personal agenda regardless of the tools used. Whole year very significant human and financial resources were wrongfully

allocated to create a visibility of the community benefit and public approval. It is already having a very negative impact not only on the public image of the City's council but also on the people who work for the City Hall. The intention to push for the application to go forward is widely known and was frequently expressed by some of the council members in a local press.

People, who are involved in the project and depend on the income from the City Hall, are under the great deal of pressure to provide the **expected** result even if they are not directly instructed to do so.

I have attended a few council meeting here and it was upsetting to see that even council members questions are only answered by the staff in a manner to protect the idea of the MOU and application. For example, Councilor Cynthia Chen asked on a council meeting here "if any attempt was ever done to get a permission to use the GCL under the ALR designation for the compliant community uses" – she never got a straight answer, the answer was about all other applications that city hall done in the past but none of them were about the Garden City Lands community use under of the ALR designation. But she never got a direct answer, as never got the direct answer we, people of Richmond in the process of the Open houses and in the current application about:

- If the Trade and exhibition centre will proceed and if will not how the expected population number will increase – this number is used for the park land calculation and the project is not finished until the question is answered;
- How many schools will be needed for the population and who is going to pay for the land for thee schools – the calculated amount for 15,000 people is 2 elementary and one secondary school (attachment 3), the number we have heard yesterday – one elementary school – can not be correct and has to be proven;
- How much park land is needed to satisfy needs of the proposed new population and if the proposed project will increase the park deficit in the City Centre Area;
- Given the huge deficit of the Park land in the City Centre Area how this need will be satisfied if the Garden City Lands are developed;

I am asking today the council not to support the current application for what it is - a badly done unfinished application based on a wrong target and widely disapproved by the public. You are asked to put your signature under the document which is a Hall of Shame for everyone to sign and will have a very negative economical and moral impact on the quality of life in

Richmond if it will pass the ALC. It will greatly compromise your personal image on the political scene Richmond even if it will not pass. It is not the matter of difference in opinions anymore but the matter of the logical and ethical quality of this application– the matter of the clear mind, clean hands and ability to pass 6th grader math test.

You can only sign the application if you do not care what the content is and decided to go forward regardless of the negative impact it may have for the quality of life of the Richmond's people, disregarding people's feelings. Supporting this application you support the enclosed predetermined public opinion forms, skewed phone interviews and huge discrepancy in the submissions data, loss of democracy and transparency of the process, false calculations and outdated reports.

Councilor Evelina Halsey-Brandt said that you are the process oriented council and I support it. It is very important to ensure the democracy and accuracy of the process not to loose the meaning in the end and not to act like **The end justifies the means.**

The layer has already instructed you to concentrate on the current block application that is on the table today and not on the imaginable long term situations that could arise with the First Nations claims because there it is largely unknown and can be worked with properly.

It is also unknown what will happen if the MOU falls. But it is a more optimistic "Unknown" now. Two days ago we have heard from the CLC that the government has no interest in returning this land into the ALR but yesterday Richmond News brings us an historic message from the Richmond MLA's Linda Reid, Olga Ilich and John Yap that they want the Garden City Lands to be Richmond's next great park accomplished within the Agriculture Lands Reserve (The Richmond News, March 11, 2008). Specifically Linda Reid, member of Legislative Assembly Richmond East, says (a quote):

"I want the Garden City Lands to be Richmond's next park. I will be looking for a commitment to parkland, green space, orchards, memorial gardens, rows of maple trees, public space, amenity buildings, community gardens, blueberries, fish ponds...The people of Richmond believe in green space and all this could be accomplished within the Agricultural Land Reserve. "

This is the support that is needed to start moving forward to a different scenario for the lands.

It is very much possible that when you walk away from this application and MOU, there will be much better perspective for the Richmond's future. Even the partners of the current application might be waiting on the city Hall steps tomorrow to offer you a better deal if you reject their offensive for the people of Richmond deal today.

It will be very much appreciated by the citizens of Richmond if you are able to step back from your word given to the bad agreement a year ago and recognize the upper priority of the word given to the people of Richmond when you have taken on this designation. Even if you are acting under the impression that this is a good deal for the Richmond, it can not justify acting inappropriate in the process to reach the goal and signing largely unfinished project.

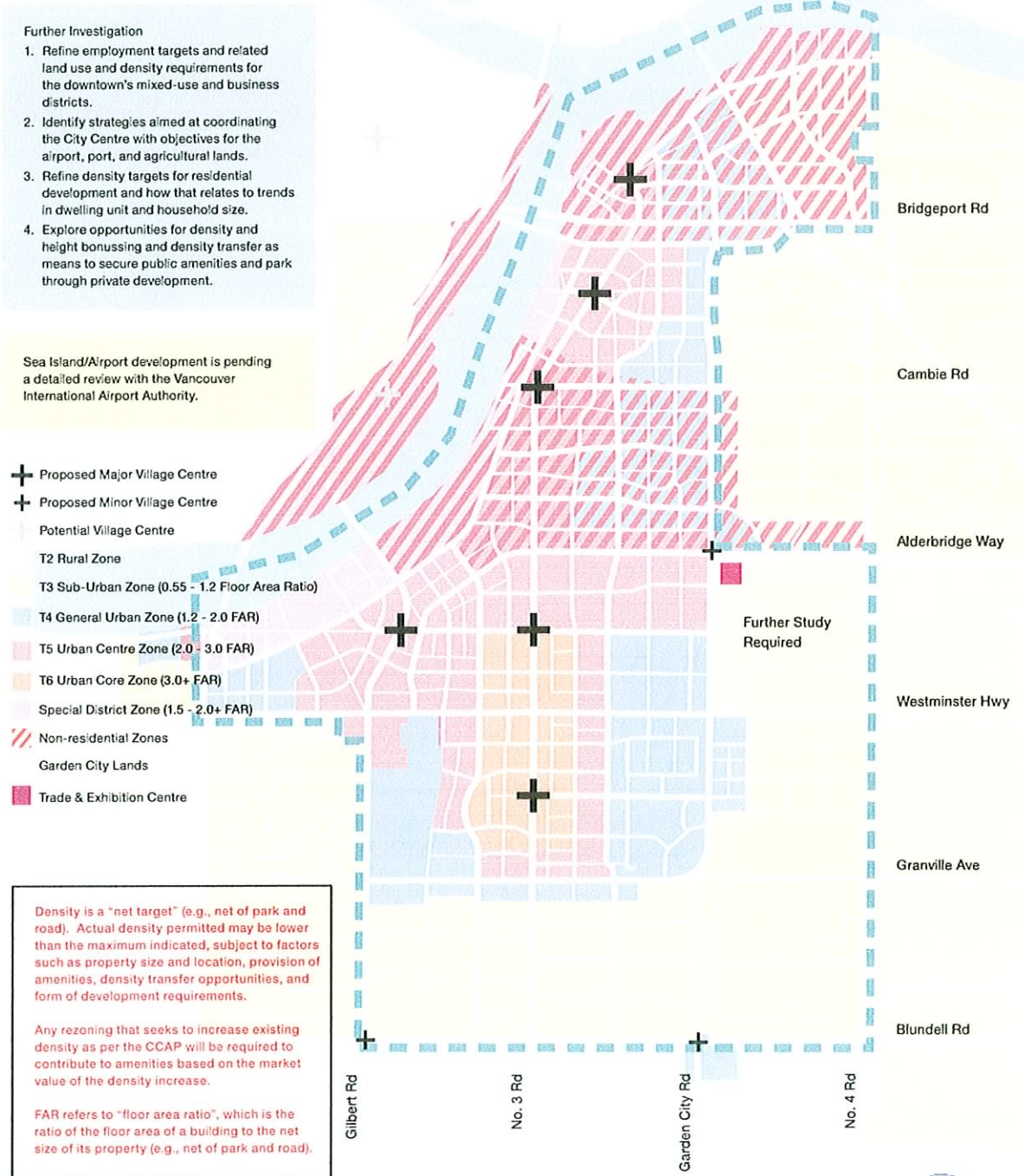
I am asking the council to step back from the application and not to support it.

Olga Tkatcheva. March 13, 2008

A. Land Use & Density



The framework proposes an approach centred on the establishment of a network of distinct, yet complementary, mixed-use transit villages, each of which will provide an attractive, livable environment and together will provide for a dynamic, sustainable downtown.



Submission for the Public hearings

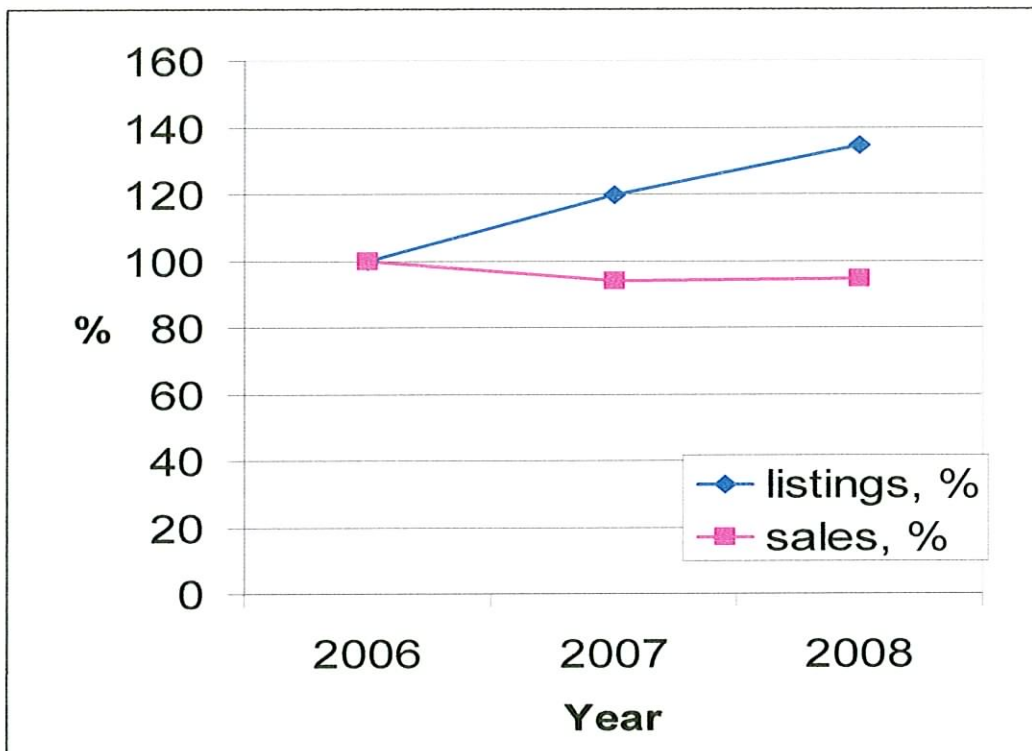
Tuesday, March 11, 2008 - 7 pm

Garden City Lands – Agricultural Land Reserve Exclusion Application

I oppose the Garden City Lands – Agricultural Land Reserve Exclusion Application because I think that there is no need for the community to have any housing developments on the Garden City Lands.

The latest report from the Real Estate Board of Greater Vancouver states that residential property sales in January 2008 increased a mere 0.7% over January 2007 and declined by 5.5 % since January 2006.

New January 2008 listings climbed 14.9% percent, compared to January 2007 and even more dramatically compared to January 2006 - up 34.7%. It is clear that real estate listings are outpacing sales by a huge margin. It is possible that the new proposed housing development at the Garden City Lands doesn't reflect community needs and will only contribute to the instability of the housing market in Richmond.



March 11, 2008

address _____

Attachment 3.

Schools for Garden City lands development.

GCL elementary students, at recent average/household = 1,000 students.

GCL secondary students, at recent average/household = 880 students.

The average Richmond elementary school has roughly 325 students

Minimum number of new schools required for GCL = 2 large elementary

Maximum number of schools required for GCL = 3 elementary + 1 secondary.