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Notes for addressing the Richmond City Council at the Public Hearing, initiated Tuesday, March 11, 2008, to discuss the City's intent to apply for removal of the Garden City Lands from the Agricultural Land Reserve.

Good Evening Your Worship, and Councillors. Thank you for providing this opportunity for the citizens of Richmond to present their views in this public forum.

My name is Jon Pillsbury. I live in a Strata Community at 3555 Westminister Highway in Richmond.

Given my present understanding of available information, I cannot support the proposed application to remove the land from the ALR, and I feel my reasons for this are common to many other citizens in Richmond.

I would like to provide a brief statement concerning my background to provide some basis for my comments; then review how the city has changed in my view; and finally indicate how this relates to the current issue of dealing with the Garden City Lands.

- Residency:
 - Lower Mainland
 - Richmond
- Retired from Forest Industry
 - > 30 years
 - Engineering & Law
 - Assist in understanding:
 - Laws
 - Community
 - Technical Solutions
 - Emergency Response

- Applying for government permits
- Member of ACE
 - Don't speak for ACE (No one can)
- Background
 - Driving down # 3 Road
 - No development except one Supermarket
 - Lady Rose at foot of # 2 Road
- Moved to Richmond in 1972
 - Garden City still a lot of rural appearance
 - Peaceful, quiet

Then I became aware that the landscape was changing:

- Landsdowne Park – Walk in the Park
- Richmond RV Park

Now the tie-in to our present project:

- Change to the face of Richmond
 - High density – long-timers may not like this
- Failure to follow through with expected compensations
- Lack of detail and lack of guarantees do not encourage confidence

The discussion so far appears (to me) to be about 2 main issues:

- whether the land in question has value as agricultural land, and
- whether the proposed use of the land if it is removed from the Agricultural Land Reserve (ALR) will be environmentally, agriculturally and aesthetically acceptable

Based on the above 2 issues, I feel that:

- The question of value as agricultural land will be best addressed by people who are better informed than I on agricultural issues.

•The question of how the land is to be used if pulled out of the ALR appears to still be too vague and undefined for my comfort, and this is where I feel the city has not provided enough detail, nor sufficient certainty of staying to any plan, to let me feel comfortable with agreeing to the proposal (to withdraw the land from the ALR).

There are many other issues which have been raised in the days since this hearing began. Issues of provision for playgrounds, schools and other municipal services for the expected population do not appear to be clearly described.

The process for making application to the Agricultural Land Commission (ALC) is a concern to me. For example, a few days ago, I heard a concern voiced by someone who appeared to understand, and be worried about, skewed statistical information which appeared to be based on biased enquiries. If the City continues with it's application to the ALC then I think they may include in their application such information, which may be inaccurate.

The timing for this hearing also appears to be problematic. 2 Councillors are absent and this may mean that the decision on applying to the ALC may be made with 20% of the council missing.

I find too many undefined issues, and concerns with the process of the proposed application, to feel comfortable with supporting such a project.

I therefore do not support applying to the ALC to have the Garden City Lands withdrawn from the Agricultural Land Reserve.

Thank you for your time and patience.