

Jim Wright. 8300 Osgoode Drive, Richmond.

Follow-up submission with new information – hearing re ALR-exclusion application for Garden City Lands, 5555 Garden City Road, March 18, 2008

**[Citizens' vision map]** As a base for my new information, I'll begin with ten quick conclusions from the hearings thus far:

1. The advice of aboriginal law expert Keith Clark supports what Councillor Steves has said for months. Mr. Clark called the Musqueam land title claims a "red herring."
2. The Garden City Lands development would **not** even provide **enough parkland** for its **own population**. Purchasing parkland to **make up for** the shortfall would cost **us** over **150 million dollars**.
3. Having the Garden City Lands as **136 acres** of park would eventually save the city from having to buy that amount of City Centre parkland at City Centre land prices. That would save **us** well over **600 million dollars**.
4. This map, "Richmond citizens' vision for the Garden City Lands" **conceptually** expresses the feedback that Garden City Lands Coalition members received at open houses. (And no, trails wouldn't meander through farmed fields, and yes, reservoir lakes would be located where the engineers and agrologists decide.)
5. The agricultural park would be **highly** congruent with all five themes of the excellent new *B.C. Agriculture* plan, with a huge benefit for agriculture. (And that's just one of the major benefits for our citizens and tourists.)
6. The proposed mega-density development on farmland is **not** Smart Growth.

7. If there is a decision to **not** exclude the Garden City lands from the ALR, Richmond should **insist** on keeping to the **renegotiation process that is provided in the agreements** and **not** allow anyone to tear up the agreements.
8. In renegotiation during the life of the agreement of purchase and sale, Richmond has the right of first refusal to buy the property. We **will** be able to use that right **if** CLC, along with the Musqueam, acts with community social responsibility **or** good faith **or** if it reciprocates the immense goodwill that the City has shown toward it.
9. **If we do not** believe that both those parties will act in that way when crunch time comes, then we need to stop and step back, with the help of lawyers at Mr. Clark's level, and rethink how to proceed with or without a partner we can't trust.

10. Since I last spoke to you, I have realized that I was wrong:

I was wrong in giving CLC the benefit of the doubt that they are just being tough business people like the Musqueam. CLC has **lost** my trust, and I will tell you why.

Last Tuesday we heard a mantra about the Musqueam owning half the Lands. It sounded fishy, so I reviewed our agreements. The closest our agreements come to saying that is in the familiar MOU section 1 (5). **However**, that states a 50% **beneficial interest** on the **terms set out in the MOU**, and those terms essentially cut that in half. In our two Richmond agreements, I see **no** indication that the Musqueam are owners of half the land. So it appears very possible that **either** CLC agreed to a level of Musqueam ownership that is **not** what **our** agreements indicate **or** CLC is misrepresenting what the Musqueam owns. Either way, CLC does **not** look good.

I then followed up on an earlier request to the parliamentary office of my member of parliament, John Cummins, to obtain from Treasury Board the



transfer agreement between the federal government and CLC. Treasury Board didn't have it, but Fisheries and Oceans Canada did. However, there was an odd confidentiality note on it. **CLC** had made it confidential, **and** they actually **can** stop the public from seeing the public's business because they are not actually a crown corporation, just a real-estate flipping outfit wholly **owned by** a crown corporation with almost the same name. Mr. Cummins' office told me they had talked several times to Randy Fasan of CLC, who not only would not provide any agreements to the MP's office but also objected to the two Richmond agreements [**These ones—wave them**] being public. Now, I'm passing on second-hand news, but **for me** the signal has gone from a blinking yellow traffic light to a **red** one. [**Red light overhead**]

What is CLC hiding in the transfer agreement from the federal government and in the limited partnership agreement with the Musqueam? These matters affect how the key MOU sections, which are sections 1 (22) and 1 (23), will play out. The City cannot proceed with due diligence without studying what CLC has covered with a cloak of secrecy. **And** Richmond citizens need access so that we can give informed responses to our council. We do **not** need to rush through the red light.

With my new view of CLC, I looked at this email message [**message on overhead**]. It is from the CLC to a list of consultants, Musqueam, public relations people, law people, and **two city staff managers**. It was sent on Dec. 6, before council's Dec. 17 initial vote on submitting the block application to the Agricultural Land Commission. City councillors were making up their minds with what they would assume to be objective advice from City staff. But the puppeteer, as someone called CLC recently, was already pulling the strings of City staff to give credibility to CLC's flimsy "evidence."

The title of the message refers to the famous letter [**wave letter**] from a Treasury Board analyst **supposedly** showing that the Lands can't go back to the federal government (but actually showing no such thing).

The message says "This should be helpful to our cause." **Our** cause. "And add to the ongoing **illumination** of some on city council." **Enlighten** the dim councillors, says CLC. "That **city staff** commenced. . . ." And so on to "Onward and upward!" But staff had been co-opted to steer councillors to the view that suited CLC's business aims. To borrow an old saying, "The fox was in charge of the chicken house."

**[Logo]** My recommendation to you, City Council, is this:

1. Insist that CLC **immediately** make those two key documents available and public.
2. Postpone voting until it's clear who owns the land the City has been trying to buy and until **all** due diligence has been done.
3. Allow **CLC** to go ahead with the application if it wishes. It is CLC's responsibility, not ours.

My final note is about **this suit [indicate suit], Shakespeare**, and this **public hearing**:

I chose this suit today because I wear it to **weddings**. Now, in Shakespeare, **comedies** typically end in a big **wedding**, while tragedies end in death. **Council, you are the playwrights**. By changing the **expected** ending, you can change this tragedy into a comedy, which is a play with a happy ending. It can end with something like a wedding celebration, a **happy** new beginning for **our Richmond community**.

**Mayor and Councillors**

To: March 11, 2008 Public Hearing  
Re: Garden City Lands ALR  
Exclusion Application

**From:** on behalf of Mayor and Councillors  
**Subject:** FW: Send a Submission Online (response #371)

**From:** Webgraphics [mailto:webgraphics@richmond.ca]  
**Sent:** Tuesday, 18 March 2008 17:12  
**To:** Mayor and Councillors  
**Subject:** Send a Submission Online (response #371)

Your Name:	Heidi Lyons
Your Address:	11260 McKenzie Road, Richmond, BC
Subject Property Address OR Bylaw Number:	Garden City Lands
Comments:	I support the GCL being removed from the ALR. The city centre and citizens of Richmond would benefit from this property supporting the growth of the community. I live in the ALR and see that not all is farmed. How people think the GCL can be farmed is beyond me. Farm the ALR on No. 6 road, and Steveston Highway, it has easier access than the GCL, and leave the city centre to benefit Richmond Citizens and the growth of the community moving forward. If this area is city owned, it can benefit everyone in Richmond, and will be productive in helping the city be one of the healthiest communities in BC.





To: March 11, 2008 Public Hearing  
Re: Garden City Lands ALR  
Exclusion Application

**MayorandCouncillors**

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**From:** Cathie Savoie [cathie@dsbca.com]  
**Sent:** Tuesday, 18 March 2008 5:57 PM  
**To:** MayorandCouncillors  
**Subject:** Garden City lands

Dear Mayor Brodie and councillors,

I was not able to attend any of the evenings of the public hearings, but do want to register my support for removing the Garden City lands from the ALR in order to proceed with the MOU. I firmly believe that Richmond is better served by obtaining a portion of the lands now than by waiting and hoping that our interests will be considered in future if the MOU fails. Preserving a portion of the lands as green space for the citizens of Richmond is a worthy goal, and I also wish to extend my congratulations to the City for positioning us to be able to receive a portion of this land.

Thank you for giving me the opportunity to register my support.

*Cathie Savoie, CA*

**Dickson Stojak Brown, CA's**  
**ROCG Consulting**  
4080 - 8171 Ackroyd Road  
Richmond, BC V6X 3K1  
T (604) 273-1277 Ext 262  
F (604) 273-8876  
E [cathie@dsbca.com](mailto:cathie@dsbca.com)

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To: March 11, 2008 Public Hearing  
Re: Garden City Lands ALR  
Exclusion Application

**MayorandCouncillors**

**From:** on behalf of MayorandCouncillors  
**Subject:** FW: Send a Submission Online (response #370)

**From:** Webgraphics [mailto:webgraphics@richmond.ca]  
**Sent:** Tuesday, 18 March 2008 16:51  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #370)

Your Name:	Jenny Wong
Your Address:	2971 Westminster Hwy., Richmond BC, V7C 1A8
Subject Property Address OR Bylaw Number:	Garden City Lands
Comments:	This land should be developed long time ago. As a resident in Richmond for more than 13 years, I would say we need more playing fields and recreational grounds for public use. I support the city applying for the GCL to be excluded from the ALR. This piece of land to be used for farming is a nonsense.



To: March 11, 2008 Public Hearing  
Re: Garden City Lands ALR  
Exclusion Application

**MayorandCouncillors**

**From:** on behalf of MayorandCouncillors  
**Subject:** FW: Send a Submission Online (response #369)

**From:** Webgraphics [mailto:webgraphics@richmond.ca]  
**Sent:** Tuesday, 18 March 2008 16:16  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #369)

Your Name:	Martin Gilder
Your Address:	#10-10771 Gilbert RD, Richmond
Subject Property Address OR Bylaw Number:	Garden City Lands
Comments:	I support the City of Richmond in applying for the GLC to be excluded from the ALR. This land would be put to great use in the form of sports fields, health & wellness programs, urban agriculture (community garden) & public trails or green space. In the 34 years that I have lived in Richmond, I don't believe I have seen the land being farmed. Now that it is in the spotlight all these groups want to save it for farmland & we all know that is going to be far too costly for these groups to do that. Thank you for your time, Martin Gilder





**MayorandCouncillors**

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To: March 11, 2008 Public Hearing  
Re: Garden City Lands ALR  
Exclusion Application

**From:** on behalf of MayorandCouncillors

**Subject:** FW: Send a Submission Online (response #372)

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**From:** Webgraphics [mailto:webgraphics@richmond.ca]

**Sent:** Tuesday, 18 March 2008 17:39

**To:** MayorandCouncillors

**Subject:** Send a Submission Online (response #372)

Your Name:	Aiman El-Ramly
Your Address:	6480 Constable Drive
Subject Property Address OR Bylaw Number:	ALR
Comments:	I support the city applying for the GCL to be excluded from the ALR for use in sport and wellness.



**MayorandCouncillors**

To: March 11, 2008 Public Hearing  
Re: Garden City Lands ALR  
Exclusion Application

**From:** on behalf of MayorandCouncillors  
**Subject:** FW: Send a Submission Online (response #373)

**From:** Webgraphics [mailto:webgraphics@richmond.ca]  
**Sent:** Tuesday, 18 March 2008 18:44  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #373)

Your Name:	Ivan Wong
Your Address:	2971 Westminster Highway, Richmond, B C, V7C 1A8
Subject Property Address OR Bylaw Number:	Garden City Lands
Comments:	The Garden City Lands have for a long time been neglected. If they are suitable to be used for agricultural purposes, they should have been utilized a long time ago. If they are not excluded from the ALR, they will remain as they are and no development will be made, and that will be a stupid decision. I think all residents of Richmond will welcome more recreational and sport fields, public trails and walkways, community gardens and other public amenities and the GCL will be perfect for these. I support the City applying for the GCL to be excluded from the ALR. We have to develop the GCL for the interest of the public.



To: March 11, 2008 Public Hearing  
Re: Garden City Lands ALR  
Exclusion Application

**MayorandCouncillors**

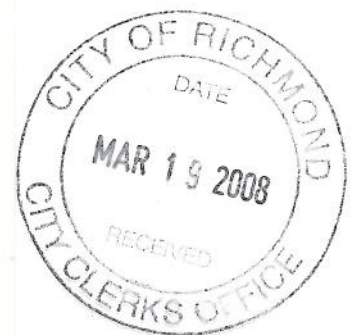
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**From:** on behalf of MayorandCouncillors  
**Subject:** FW: Send a Submission Online (response #374)

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**From:** Webgraphics [mailto:webgraphics@richmond.ca]  
**Sent:** Tuesday, 18 March 2008 18:47  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #374)

Your Name:	Adrian Wong
Your Address:	2971 Westminster Hwy., Richmond BC, V7C 1A8
Subject Property Address OR Bylaw Number:	Garden City Lands
Comments:	I think we need the lands to be developed and turned into sport and recreational fields, parks and community gathering spaces. I support the City applying the Garden City Lands to be excluded from ALR.





To: March 11, 2008 Public Hearing  
Re: Garden City Lands ALR  
Exclusion Application

**MayorandCouncillors**

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**From:** on behalf of MayorandCouncillors  
**Subject:** FW: Send a Submission Online (response #375)

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**From:** Webgraphics [mailto:webgraphics@richmond.ca]  
**Sent:** Tuesday, 18 March 2008 19:39  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #375)

Your Name:	Wei Kan Wu
Your Address:	701-6080 Minoru Blvd., Richmond, BC V5Y 4A7
Subject Property Address OR Bylaw Number:	Garden City Lands
Comments:	I support the City applying for the GCL to be excluded from the ALR



**MayorandCouncillors**

To: March 11, 2008 Public Hearing  
Re: Garden City Lands ALR  
Exclusion Application

**From:** on behalf of MayorandCouncillors

**Subject:** FW: Send a Submission Online (response #376)

**From:** Webgraphics [mailto:webgraphics@richmond.ca]

**Sent:** Tuesday, 18 March 2008 20:51

**To:** MayorandCouncillors

**Subject:** Send a Submission Online (response #376)

Your Name:	Kion Wong
Your Address:	7733 Heather St., Richmond, BC
Subject Property Address OR Bylaw Number:	Garden City Land
Comments:	As the population in Richmond is growing tremendously, we need more spaces for various sports and community uses. Therefore I support the City applying the Garden City Lands to be excluded from the ALR.



**MayorandCouncillors**

To: March 11, 2008 Public Hearing  
Re: Garden City Lands ALR  
Exclusion Application

**From:** on behalf of MayorandCouncillors  
**Subject:** FW: Send a Submission Online (response #377)

**From:** Webgraphics [mailto:webgraphics@richmond.ca]  
**Sent:** Tuesday, 18 March 2008 21:54  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #377)

Your Name:	Kevin Greig
Your Address:	19-6871 Francis Rd
Subject Property Address OR Bylaw Number:	Garden City Lands
Comments:	I am a strong supporter of the City of Richmond trying to get access to the Garden City lands. I believe this would be a jewel in the crown of what has become one of the most beautiful cities in Canada and would love to see a big part of these lands be used toward more park and recreational facilities. With the recent Canada line and the subsequent population growth along this line I beleve it is extremely important to provide adequate park lands and recreational facilities to service this growth.





To: March 11, 2008 Public Hearing  
Re: Garden City Lands ALR  
Exclusion Application

By Fax: 604.278.5139

Attention: City Clerk



Re: Garden City Lands

I, LEONA SPARROW support the Garden City Lands block application  
(Name)  
to the Agricultural Land Commission to have the Garden City Lands removed from the  
Agricultural Land Reserve in order to create:

- Green space, parkland, playing fields and urban agriculture on public lands; and
- A new downtown community with mixed-use residential development for families of all ages and income levels on development lands.

Thank you

Leona Sparrow  
(Signature)

MAR 15/08  
(Date)

3913 W. 51<sup>st</sup> Ave  
(Address)

VAN. BC  
(City)

V6N 3V9  
(Postal Code)

Additional Comments:

AS A SIGNATORY TO A MEMORANDUM OF UNDERSTANDING,  
THE CITY OF RICHMOND HAS A DUTY TO HONOUR THE  
COMMITMENT TO SUPPORT THE APPLICATION TO THE  
AGRICULTURAL LAND COMMISSION TO REMOVE THE  
GARDEN CITY LANDS FROM THE AGRICULTURAL LAND RESERVE

By Fax: 604.278.5139

Attention City Clerk



To: March 11, 2008 Public Hearing  
 Re: Garden City Lands ALR  
 Exclusion Application

**Re: Garden City Lands**

I, Frances Guerin nee Point support the Garden City lands block application  
 To the Agricultural Land Commission to have the Garden City Lands removed from the  
 Agricultural Land Reserve in order to create:

- Green Space, parkland, playing fields and urban agriculture on public lands; and
- A new downtown community with mixed-use residential development for families of all ages and income levels on development lands.

Thank you,

Frances Guerin  
 4077 Stautlo Avenue,  
 Vancouver, B.C.  
 V6N 3P4

March 17, 2008.

**Additional Comments:**

My name is Frances Guerin, nee Point; I was born and raised in Richmond, at Steveston. My family's given name is Point.

My father was Francis Point, my grandfather James Point and my Great Grandfather "Charlie from the Point". My Great Grandfather was given the Sir name Point as the non aboriginal people could not pronounce his aboriginal family name.

My father and mother raised their family in Steveston as it is their family estate, passed on to them generation upon generation. We moved to the Musqueam Indian Reserve in 1957. The Vancouver Indian Agent served my father with written notice that he had to build a house and move on to the Musqueam Reserve within a two year period or be stricken from the membership list of the Musqueam Band (That can be likened to excommunication – we were already disenfranchised).

I'd like to say that after we moved there we were continuously approached by developers to let out our land, saying that we should make it work for us. As a Band, we finally did in order to finance housing for young families. As a growing community, we too have need of a fair share of space for economic and social needs. In order that we can have a healthy community we need space so as to be able to plan for our community needs.



To: March 11, 2008 Public Hearing  
Re: Garden City Lands ALR  
Exclusion Application

**MayorandCouncillors**

**From:** e.barnes@telus.net  
**Sent:** Wednesday, 19 March 2008 12:17 PM  
**To:** MayorandCouncillors  
**Cc:** Cummins.J@parl.gc.ca; linda.reid.mla@leg.bc.ca  
**Subject:** Garden City Lands



2008 Mar.19

To The Mayor and Councillors of the City of Richmond:

I regret that U was unable to attend Tuesday evening's meeting regarding the Garden City Lands. I have emailed Councillor Steves in the past un support of his position on this property, and wish to do so again to all of you, and to expand upon some of my earlier comments to Councillor Steves.

The Garden City Lands is one of the few large open spaces - in the middle of the City, no less - in this case. What a Gift for all of us!! Open space without "...little boxes made of ticky tacky, Little boxes all the same..." (Malvina Reynolds, 1962).

Surely this wonderful piece of open land should be left that way... for the present; for our children and for our grandchildren. So what does leaving this land untouched mean? Several things which, if nothing else, offer an esthetic bonus for Richmond. First, there would continue to be an open vista to the North Shore mountains, a natural beauty by themselves; further, it presents an opportunity to see Richmond's skyline. Perhaps of greater importance would be the fact that there would be no further interference with the watertable in that area, which would further mean (fourth) that the little animals and birds that currently call the Garden City Lands their home could stay AND folk passing by could actually see wildlife within the city.

A folksong from the '60's -'70's ( a period most of you Councillors remember and embraced) raised the issue of "...paving over paradise..." (Counting Crows), but Richmond continues to rush headlong with ...paving over paradise;...put (ting) up a parking lot;...and taking all the trees.... (the full lyrics are available on line.) I say ENOUGH ALREADY!!! "Grooming" land; "creating" parks; "developing" space, in short, disrupting what is, is neither acceptable nor needed. Why is it that some people seem to have this great need to "develop" to "modernize" to "build" ? Does this constitute progress? I think not. There is merit to the notion of "just leave it alone" . Many Richmond residents come from parts of the world where their living situation has been one of cheek by jowl, and we are going that way, too, and it is time to stop.

From another angle, I am opposed to the division of the Garden City Lands with the Musqueam. As I understand what is currently proposed, the land that could be given to the Musqueam would not be one single chunk, but rather in pieces throughout the property. Wait a minute... so what could this mean if development were to take place? Who would foot the bill for infrastructure? I fear that I, a Richmond resident and taxpayer, would ultimately end up doing so. In our great rush to make amends for the sins of our fathers, we are giving away the family farm. I seems to me that there has to be some qui pro quo, namely that in order to get something, the First Nations people must be prepared to give something up, be it the Musqueam or any other group. I would suggest that, in return for land and money that the First Nations groups are negotiating, they should be prepared to give up such things as: their tax-free status at certain places where they shop; free medical and dental coverage (which includes things that even I with extended medical do not have access to for myself and my children); educational opportunities, which my children do not enjoy; all of which are supported through my taxes, but for which there is little, if any, accountability.



In my view, the Garden City Lands is something of a flash point, not only in terms of the City of Richmond's (ill-conceived) development plans for the area, but also as part of the whole process of negotiations with the First Nations.

I trust that City Council and staff will continue to seek considerable public input into their decision-making around the Garden City Lands, ever cognizant of the fact that, "...That you don't know what you got til it's gone..." (Counting Crows) and this is precisely the position in which we find ourselves.

Yours truly,  
Elaine Barnes.



**City of Richmond**  
Parks

TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE

To: March 11, 2008 Public Hearing  
Re: Garden City Lands ALR  
Exclusion Application

## Memorandum

**To:** Mayor and Councillors  
**From:** Mike Redpath  
Manager, Parks - Programs, Planning &  
Design  
**Date:** March 18, 2008  
**File:** 06-2345-01/2008-Vol 01  
**Re:** **Parks and Open Space Standards in Richmond**

At the March 17, 2008 Garden City Lands Public Hearing, Council received information regarding the provision of open space in other lower mainland municipalities, in comparison to Richmond. This information included a presentation that indicated that Richmond's provision of parks and open space does not compare favourably to other municipalities in the region.

The purpose of this memo is to provide some clarification about Richmond's approach to the standards of both quantity and the distribution of open space to ensure a complete and livable community.

Open space standards are based on the size of the resident population and are expressed as a ratio of acres to population. The use of an open space standard provides:

- A clear benchmark for determining the quantity of open space required.
- A tool for adapting to growth to ensure the timely acquisition and development of open space.
- Enough open space to achieve equitable distribution and a diversity of open space types.

### Parks and Open Space Comparison

Recent research about parks and open space standards has revealed that direct comparison between jurisdictions is difficult. Each municipality has different geographical conditions, different histories, and widely differing approaches to the use of standards. The attached table provides a close comparison with the variables between communities noted.

Richmond's citywide standard of 7.66 acres/1000 population includes all publicly owned, publicly accessible open space including parks, schools, trails and the dike trail system. It does not include Iona Beach, the Sea Island Conservation Area or Sturgeon Banks although those areas do benefit Richmond residents.

Richmond's park and open space system provides a level of service that is consistent with the following objectives:

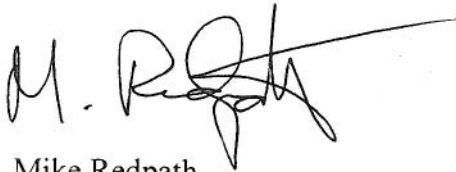
- Neighbourhood Level - within a 5 to 10 minute walk (max. 800 metres), without crossing major roads, which has produced the pattern of a neighbourhood park in each residential quarter section.
- Area Level – community oriented parks serving between 25,000 and 30,000 residents
- City-wide Level – Provide special facilities and services or are developed around unique landscapes and/or cultural features.

March 18, 2008

- 2 -

The City Centre standard of 3.25 acres/1000 population is appropriate to the densities of an urban core area. Like most lower mainland municipalities, Richmond's citywide standard is based on historic levels of park and open space provision which relate to its history as a suburban community. If the suburban standards were adhered to in urban core areas, the amount of land required to satisfy those standards would make densification impossible. For example, in Richmond's City Centre, the historic standard of 7.66 acres/1000 population would mean 919 acres, nearly half of the City Centre area of 2050 acres, would be required to accommodate projected growth. The proposed City Centre standard will ensure a level of service similar to that in the rest of Richmond.

A comparison with other municipalities would have to take into consideration that 38% of Richmond's area is designated as ALR and that we are an island city. In this constrained context, there are few opportunities to expand the open space system beyond systematic acquisition that is financed through development and is responsive to growth.

A handwritten signature in black ink, appearing to read 'M. Redpath', with a long horizontal line extending to the right.

Mike Redpath  
Manager, Parks - Programs, Planning & Design

MER:je

att. 1

pc: TAG,  
Ted Townsend, Senior Manager, Corporate Communications,  
Cecilia Achiam, Senior Coordinator, Major Projects & Development Applications



# Municipal Land Acquisition Program Evaluation

City	Acquisition Standard	2007 Open Space Status	Notes
Victoria	<ul style="list-style-type: none"> <li>1.51 acres/1000 neighbourhood</li> <li>2.3 acres/1000 community</li> <li>Population: 78,700</li> </ul>	<ul style="list-style-type: none"> <li>637.5 acres open space</li> </ul>	<ul style="list-style-type: none"> <li>existing classification includes neighbourhood and community parks</li> <li>does not include regional parks</li> </ul>
Surrey	<ul style="list-style-type: none"> <li>10.4 acres/1000 citywide made up of:                             <ul style="list-style-type: none"> <li>1.4 acres neighbourhood level</li> <li>1.98 acres nature preservation</li> <li>4.95 acres city level parks</li> <li>1.98 acres community level</li> </ul> </li> <li>Population: 400,000</li> </ul>	<ul style="list-style-type: none"> <li>5321.10 acres of parkland in total</li> <li>an additional 835 acres in urban forest parks not included in standard</li> </ul>	<ul style="list-style-type: none"> <li>this ratio does not apply to Surrey City Centre</li> </ul>
Coquitlam	<ul style="list-style-type: none"> <li>12.5 acres/1000 citywide</li> <li>Neighbourhood: 2.5 acres/1000</li> <li>Community: 4.0 acres/1000</li> <li>City Wide: 6.0 acres/1000</li> <li>Population: 115,000</li> </ul>	<ul style="list-style-type: none"> <li>1643 acres natural areas</li> <li>648 acres 'active' open space [477 acres city and 171 acres school]</li> </ul>	<ul style="list-style-type: none"> <li>includes school property but not building footprint nor parking lots</li> <li>achieving 9-10 acres/1000 in new areas</li> <li>achieving up to 5 acres/1000 in older areas</li> </ul>
Vancouver	<ul style="list-style-type: none"> <li>a target (not a standard) of 2.75 acres/1000 neighbourhood parks</li> <li>Population: 600,000</li> </ul>	<ul style="list-style-type: none"> <li>3200 acres</li> <li>200 parks in total</li> </ul>	<ul style="list-style-type: none"> <li>does not meet the target in the downtown but relies on existing assets including miles of accessible waterfront and view corridors in the English Bay, Coal Harbour and False Creek areas for livability</li> </ul>
Burnaby	<ul style="list-style-type: none"> <li>12 acres/1000 citywide</li> <li>Adopted standards:                             <ul style="list-style-type: none"> <li>Neighbourhood 2.25 ac/1000</li> <li>District 1.5 acres/1000</li> <li>Major 8.25 acres/1000</li> </ul> </li> <li>Population: 205,500</li> </ul>	<ul style="list-style-type: none"> <li>5452 acres existing parkland</li> <li>275.38 acres School district</li> <li>remaining acreage is leased land, waterlots and GVRD parkland</li> <li>current ratio is 23.37 acres/1000</li> </ul>	<ul style="list-style-type: none"> <li>includes 820 acres at Burnaby Mountain transferred to the City by the Province.</li> <li>does not include GVRD parks</li> <li>Citywide standard includes school grounds</li> </ul>
Richmond	<ul style="list-style-type: none"> <li>3.25 acres/1000 City Centre</li> <li>7.66 acres/1000 overall city wide</li> </ul>	<ul style="list-style-type: none"> <li>7.66 acre/1000 park and open space at present</li> <li>1427 acres in total</li> </ul>	<ul style="list-style-type: none"> <li>400m standard to parks and/or trails</li> <li>detailed parks classifications in PRCS Master Plan and DCC Program</li> <li>does not include GVRD parks</li> </ul>



Speaking Notes for Wednesday, March 19, 2008 at City of Richmond  
Garden City Public Hearings

Introduction

[Brief thanks to Council for their patience and courtesy in hearing the speakers including the Musqueam speakers.]

Aboriginal Rights

I know it has been very difficult for all of us to sit through hour after hour of these hearings. It has sometimes been especially difficult for the Musqueam as they have heard their Aboriginal rights described by opponents as a “bluff”, a “red herring”, a “guilt trip”, “fear mongering” and a front for speculation. To my clients, I remind them of the words of Mahatma Ghandi on his own non-violent struggle against the legacy of colonialism – “First they ignore you, then they laugh at you, then they fight you, and then you win.” To those who make such comments, I ask them if they would treat in such a dismissive fashion the right to equal treatment under the law protected by section 15 of the *Constitution Act*. Would they make such comments to a person under a disability or from a particular ethnic background who was seeking to enforce rights protected by section 15? If not, why do they feel free to diminish the protection for the rights of Aboriginal Canadians found in section 35 of our *Constitution*? All rights protected by our Constitution must be taken seriously – they define us as a nation.

Food Security

Other speakers have waved the banner of food security with all the passion of a Red Guard during the Chinese Cultural Revolution and have criticised Musqueam for a supposed lack of interest in food security. They forget that food is more than farming and that life is more than food. Musqueam does not need to take lessons from anyone on food security. They have lived in this area for thousands of years before Contact. They supported themselves mainly through fishing. They went all the way to the Supreme Court of Canada in the *Sparrow* case to protect their Aboriginal right to fish. It is their Aboriginal right to fish that protects their food security. They do not deserve to be lectured by self-appointed experts on food security, global warming and so on.

The MOU and the Treaty Process

Some speakers have asserted that the MOU is somehow inconsistent with treaty process. We do not understand why. Both types of negotiation are about reconciliation and not confrontation. The practical result of the view that there is something somehow inconsistent between treaties and reconciliation agreements is that first nations are being told to wait perhaps decades until the federal and provincial governments get round to concluding negotiating with them at the treaty table and, in the meantime, government-held lands such as the Garden City Lands will be sold so they are not available for treaty settlement. That is unacceptable and would undermine the treaty process.

### The Use of the Lands

Other speakers have argued strongly in favour of leaving the Lands in their present state or using them for farming. I am not qualified to speak on the viability of the Lands for farming. However, speaking as a non-Aboriginal person, I believe it is simply unjust for non-Aboriginal people to say to the Aboriginal peoples of this Province that, now that we have taken the great bulk of your land without your agreement and without payment to you and developed it for our benefit, we demand that whatever undeveloped land remains, must be kept by you as green space for our enjoyment and you must remain in poverty. That statement is simply a continuation of a colonial attitude dressed in green clothing.

### The MOU and “the Beauty of Compromise”

I also don't doubt for a minute the sincerity of some of the opponents in their interpretation of the MOU and the Purchase Agreement. I commend them for being willing to hack through the tangled undergrowth of legal documentation. However, I do not agree with their interpretation of some of the provisions, especially when they doubt the clear language of section 1(5) of the MOU about the trust favour of Musqueam as to an undivided 50% beneficial interest in the whole of the entire 136 acres of the Garden City Lands. Obviously, they do not understand the concept of an undivided interest. But I see no point in dealing with each issue now. If, which I hope is never the case, we need to resolve any difference of interpretation, it will be done through a form of dispute resolution mechanism and not by the City Council or the Commission.

My more fundamental response is that this kind of legalistic approach ignores the truly impressive achievement embodied in the agreement between the City and the Musqueam. I would like to quote again from Mahatma Gandhi, “All my life through, the very insistence on truth has taught me to appreciate the beauty of compromise.” I see the MOU as representing “the beauty of compromise.” Professor Doug McArthur said last week that compromises were rarely tidy – there are gaps and no one party is fully satisfied. But, if you go above the interests of any one party and look at the MOU as a whole, it embodies fundamental Canadian values – the value of compromise – the reconciliation of diverse interests – respect for other people. In that sense, the MOU is not only an historic document, it is also a thing of beauty and a very Canadian document – it represents the coming together of people of diverse origins and the practical implementation of what the former Chief Justice of Canada said in the *Degamuukw* case, a decade ago, which clearly recognized Aboriginal title – “Let's Face it, We are All Here to Stay”, a view that Chief Campbell echoed last week.

### Conclusion

In conclusion, I confirm again the desire of the Musqueam to implement the MOU and to honour its terms. We request no less from the City of Richmond - let the “beauty of compromise” and reconciliation prevail.