

PUBLIC HEARING

March 11, 2008

Supplementary CORRESPONDENCE PACKAGE No. 8

*Includes correspondence received on
March 19, 2008:*

- In favour – 12
- In opposition – 1

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 #371)

From: Webgraphics [mailto:webgraphics@richmond.ca]
Sent: Tuesday, 18 March 2008 17:12
To: MayorandCouncillors
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

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

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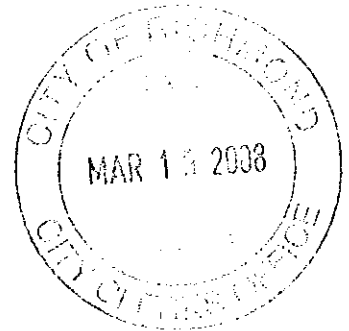
To: March 11, 2008 Public Hearing
Re: Garden City Lands ALR
Exclusion Application

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.



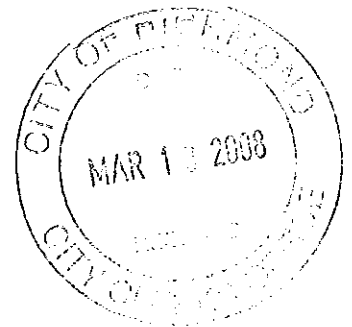
To: March 11, 2008 Public Hearing
Re: Garden City Lands ALR
Exclusion Application

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

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)

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.



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 #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

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

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.



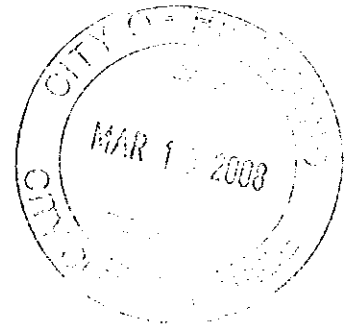
To: March 11, 2008 Public Hearing
Re: Garden City Lands ALR
Exclusion Application

MayorandCouncillors

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

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



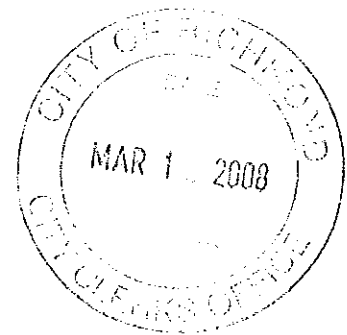
To: March 11, 2008 Public Hearing
Re: Garden City Lands ALR
Exclusion Application

MayorandCouncillors

From: on behalf of MayorandCouncillors
Subject: FW: Send a Submission Online (response #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.



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 #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. 51st Ave
(Address)

VAN. BC
(City)

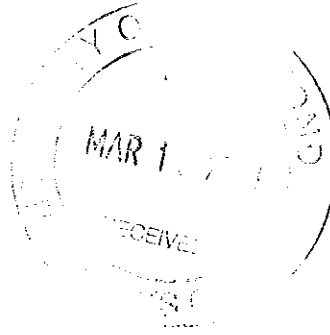
V6N 3V9
(Postal Code)

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.

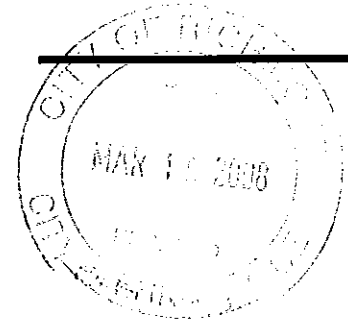
My father and mother raised their family in Steveston as it is their family estate, passed on to them generation upon generation. We moved to the Musqueam Indian Reserve in 1957. The Vancouver Indian Agent served my father with written notice that he had to build a house and move on to the Musqueam Reserve 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: 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:

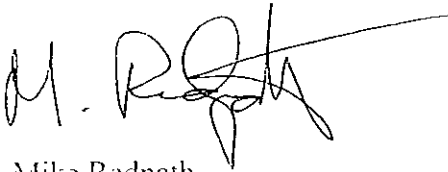
- Neighbourhood Level - within a 5 to 10 minute walk (max. 800 metres), without crossing major roads, which has produced the pattern of a neighbourhood park in each residential quarter section
- Area Level - community oriented parks serving between 25 000 and 30 000 residents
- City-wide Level - Provide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

March 18, 2008

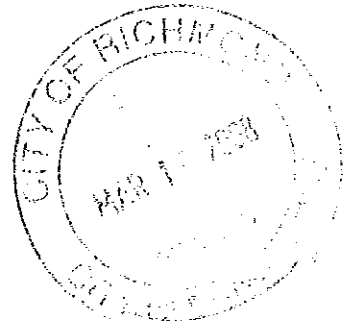
- 2 -

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.



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

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