

Guzzi, Brian

To Public Hearing

Date: November 18, 2013

Item #: 7

Re: RZ 10-528877

4660-4740 Garden City Road

9040-9500 Alexandra Road

From: Guzzi, Brian
Sent: Wednesday, 18 September 2013 17:12
To: 'Sharon MacGougan'
Cc: Jansson, Michelle
Subject: RZ 10-528877 - SmartCentres/Walmart Rezoning Application - Correspondence

Ms. MacGougan,

This is also to acknowledge and thank you for your recent correspondence regarding the City of Richmond rezoning application RZ 10-528877 by First Richmond North Shopping Centres Ltd. (also known as SmartCentres) for properties located at 4660 to 4740 Garden City Road and 9040 to 9500. This rezoning application also includes a proposed Walmart Store.

Please be advised that your comments regarding the SmartCentres rezoning application will be included in subsequent staff reporting to Planning Committee regarding this rezoning application.

Thanks again for taking the time to provide your comments.

Brian Guzzi, CIP, CSLA
Senior Planner - Urban Design,
City of Richmond, Planning & Development Department,
Richmond City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Tel: 604.276.4393 Fax: 604.276.4052
Email: BGuzzi@richmond.ca

From: MayorandCouncillors
Sent: Tuesday, 17 September 2013 13:16
To: 'Sharon MacGougan'
Subject: RE: Walmart mall

This is to acknowledge and thank you for your email of September 17, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Sharon MacGougan [<mailto:sharonmacg@telus.net>]
Sent: Tuesday, 17 September 2013 12:20 PM
To: MayorandCouncillors
Subject: Walmart mall

Dear Mayor and Councillors,

PH - 574

I am writing against the proposed Walmart development. Walmart is not the type of corporate citizen that I want to see in Richmond and especially not in such a key area as has been proposed.

According to a Globe and Mail editorial (September 16, 2013) Walmart has done nothing to assist the victims of the devastating fire in a clothing factory in Bangladesh that killed more than 1,100 workers. Walmart took advantage of cheap labour but has taken no action in the five months since the fire to compensate the victims.

“Shockingly, only nine of the 29 brands whose products were made in the Rana Plaza complex attended a meeting last week that was called to discuss compensation for the victims. The talks, chaired by the International Labour Organization in Geneva, were intended to figure out how to help the injured and the families of those killed.”

“Many big retailers, including Walmart ... didn’t bother to send anyone to the meeting, although they were invited.”

To date, only one of the 29 companies has given out any compensation and it was not Walmart. “Perhaps some companies think that because the Rana Plaza disaster is no longer in the headlines, they can slink away from their responsibility to those who suffered.”

I’m sure that Walmart representatives will be out in force as this proposal is discussed. But is this the type of company we want in Richmond’s heart (centre of Richmond)? I don’t think so; not in the Richmond I grew up in, know and love.

Saying no to Walmart, and saying yes to preserving a mixed urban forest of the Alderbridge wildlife corridor, would create a legacy for Richmond worthy of the slogan that invites people into our community: Island City, by nature. I want our future generations to hear songbirds: not just hear about what we lost.

Respectfully yours,

Sharon MacGougan

7411 Ash Street

Richmond, BC V6Y 2R9

TO MAYOR & EACH COUNCILLOR

Mayor and Councillors

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

From: Craig, Wayne
Sent: Monday, 23 September 2013 4:48 PM
To: Mayor and Councillors
Cc: Guzzi, Brian; Konkin, Barry; Taylor, Kirk; Powell, Jo Anne; Erceg, Joe
Subject: RE: Walmart Development RE HOLDOUT PROPERTY FOR CONNECTOR ROAD

Categories: 12-8060-20-8864 - Walmart/Smart Centre - Garden City & Alderbridge

Dear Mayor and Councillors,

Please be advised information on the land acquisition strategy for the future Alexandra Rd/Leslie Rd connector road realignment will be included in the October 8 referral response to Planning Committee. Staff will ensure that the referral response includes information on the history of acquisition efforts Smartcentres has made regarding the two properties that they have been unable to acquire.

Staff will also be contacting the author of the below email and offering to meet with them should they wish to discuss the Smartcentres rezoning proposal.

Should you have any questions or concerns regarding the email below that you would like addressed prior to the October 8 Planning Committee meeting, please let myself or Kirk Taylor know. Thanks

Wayne Craig
Director of Development
Ph: 604-247-4625
Fax: 604-276-4052
Email: wcraig@richmond.ca

From: Mayor and Councillors
Sent: Thursday, 19 September 2013 4:21 PM
To: 'steve sangha'
Subject: RE: Walmart Development RE HOLDOUT PROPERTY FOR CONNECTOR ROAD

This is to acknowledge and thank you for your email of September 18, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson

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SEP 25 2013

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AW

PH 576

Manager, Legislative Services

City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1

Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: steve sangha [mailto:stevesangha@shaw.ca]

Sent: Wednesday, 18 September 2013 11:05 PM

To: MayorandCouncillors

Cc: rxshawn@yahoo.com

Subject: Walmart Development RE HOLDOUT PROPERTY FOR CONNECTOR ROAD

Importance: High

My parents (family Mr and Mrs B Sangha) own 4560/4562 Garden City Road. This property is opposite Leslie Road and is an integral part of the connector road to the Walmart project. We were quite shocked and dismayed about reading recent submissions about the development in the local paper.

Firstly, Smartcentres has been accumulating property in the neighborhood for over 10 years. This has destroyed the neighborhood that I grew up from the early 1970's. There were vacant houses many break-ins, homeless living in the area for the past few years. They have held the entire area hostage for the past few years.

We were quite shocked that Smartcentres has said that there are holdout owners. This is not true. Over the past year three years, my parents have signed real estate purchase agreements with the developer (we have copies which we can send you) for the sale of our property. Smartcentres or their agents acting on their behalf sign these legal real estate agreements that agree to a purchase price and terms for the purchase. They let the term expire and they have locked up the property for the past two years. But what happened last year is that developer assumed the CITY of Richmond was going to pay for the purchase price they agreed upon for the connector road. When the City OF Richmond refused to build a road for the richest corporation on Earth, the developer let the purchase agreement expire. My parents tired of being give the run around (they are in their late seventies), were presented with new offers by the developers which is less than the half of the original offer they presented. Because the City of Richmond refused to pay for the road, they use intimidation and threats (expropriation or eminent domain via the City) to buy our property. They are now offering even less than the appraisal price. Their current offer is less than half of their original offer which they signed and agreed upon. They say the property value is only worth for road/asphalt because that is what it is zoned for. (For all the properties they bought ten years ago, they will not accept the appraisal price for their own properties but they ask that of all the other home owners.)

This has been very stressful for my elderly parents. They rent out the duplex to students, young families and aboriginal for affordable housing.

To read in the paper that the city planners have come to an agreement for the road to be built in ten years is unacceptable. If this road is critical then it cannot wait ten years.

The logistics of having Alexandra/ Garden City Road and Garden City Road/ Alderbridge intersections 20 feet apart and as an access to the property (size of Richmond Oval) will not work. There will be 50 stores (London drugs, wall mart) major anchors – the current road system will not handle the volume and congestion of traffic in the area. It will be ten times worse than Ironwood (No 5 road nad Steveston mess). I do not understand how the city planners will allow this to be pushed aside for ten years while Wal Mart gets its way. How will the City enforce Walmart to build the road in ten years if they won't do it now? No road no permit.

My family feels Smartcentres has a more sinister plan to make the neighbourhood suffer horribly by increasing traffic congestion to our property so that we will be forced to give in. How will the residents that currently live on Garden City enter their properties? Currently there is a back alley that goes form Alexandra off of garden city to get to the homes. It will be impossible for families in the neighborhood to get in or out of their houses. The way Walmart has proposed - to leave the current roads in use to access their shopping centre will not work.

I would appreciate something in writing that the councilors and major have received this email.

My phone number is 778-228-6872.

PH -577

Thank you for your time in this matter.

Dr Steven Sangha on behalf of Mr and Mrs B Sangha

Mayor and Councillors

From: Garden City Conservation Society [gardencitylands@shaw.ca]
Sent: Sunday, 29 September 2013 8:55 PM
To: Mayor and Councillors
Cc: hrlybrown@telus.net; Editor
Subject: Re: passing on message from Isabella and C Brown

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

Categories: 06-2345-20-GCIT1 - Garden City Lands Public Space

A clarifying note:

As council has reason to be aware, Cheryl Brown's sister, Lana Paddington, evidently foresees a different outcome for the 4751 No. 4 Road property.

Both sisters are deeply committed to the wellbeing of their mother, Isabella Brown.
Their mother has had Alzheimer's for eight years.
The two sisters appear to have a lot of common ground in their thinking about the property.
However, only one sister seems determined to enable their mother to remain in her home of forty years.
The other sister is working on means that could involve selling the home.

Jim Wright

From: Jim Wright <gardencitylands@shaw.ca>
Date: Sunday, 29 September, 2013 1:37 AM
To: Mayor and Councillors <MayorandCouncillors@richmond.ca>
Cc: "hrlybrown@telus.net" <hrlybrown@telus.net>, Editor <editor@richmondreview.com>
Subject: passing on message from Isabella and C Brown

Mayor and Councillors,

The attached comments were posted by C Brown and Isabella Brown (daughter and mother), residents of 4751 No. 4 Road, on the Richmond's Garden City Conservation blog on September 28, 2013 in response to a recent reports in the *Richmond Review* related to the block bordered on the south by Alderbridge Way and on the east by No. 4 Road. When one reads the comments, it is evident that they were intended for Richmond council. I am therefore forwarding them to you.

Jim Wright
Garden City Conservation Society, Richmond

Note: In view of the comments related to the *Richmond Review*, this message also has a cc to the editor.

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PH - 579



AW

Mayor and Councillors,

The following comments were posted by C Brown and Isabella Brown (daughter and mother), residents of 4751 No. 4 Road, on the Richmond's Garden City Conservation blog on September 28, 2013 in response to a recent reports in the *Richmond Review* related to the block bordered on the south by Alderbridge Way and on the east by No. 4 Road. When one reads the comments, it is evident that they were intended for Richmond council. I am therefore forwarding them to you.

Jim Wright
Garden City Conservation Society, Richmond

Hi there, and excuse me for asking what may be a stupid question, but we as owners of one of 5 properties on the 4 Road and Alderbridge corridor, we have no information, or have not been notified of any such meetings, or tours, that have taken place, or are to be taking place, with reference to future use of OUR PROPERTY /OR PROPERTIES!! Why are we not included in the bulletins, or having some sort of correspondence sent to our homes.

I am aghast with what you are saying, i am the daughter, one of 3 who share the reservation of Beautiful parklike settings we have here, and that what i see in this September 27 2013 article, is ONE HELLUVA AN EYESORE that will scare any form of wildlife that we have visiting us daily.

I have the Utmost respect for our Mr Harold Steves, as I have had the priviledge of meeting his family, and descendants of New Brunswick myself, and am very proud to know that i have their respect as well. I moved away from the family home in 1981 when i was 17 and now have moved back, and hear the stories from others of our property and have observed the beautiful animals that visit us daily, and now are disappearing.

Whats left of the property must be looked at in the eyes of what it is...PARKLAND, AND PROTECTED AGRICULTURAL. It brings to mind the article my dad George Frederick Thomas Brown had put into a paper back in August 8, 1990 The Richmond News... By Gordon Mckay RICHMOND CARES THESE TREES STAY.. , AND 2ND ARTICLE & LETTERS. ENVIRONMENTAL Every Tree is Significant from The Editor Doug Louth .

Gordon McKay was a editor or writer in VOX POP,... and he spoke about the City, i assume of Richmond who at this time was ready to cut down George Browns 60 year old trees, of which to this day thank you lord, has not happened. Now think back, that was in 1990, it is now 2013, and those trees are still here., surrounding our little World War II 2-bedroom rancher, that is falling down around us because of the development, i assume, and or disregard for the properties around the development , or acres being left with sand and or "lack of trees", protecting us.

The conditions of the properties down the road from us, on Alexandra, and or Alderbridge , are affecting the Moss , the ground, the Bog, that is our back yard. I would like to ask those who are educated in these areas of our City Council or ASL teams, who may not be aware, we do not have the updated sewer systems of all these newer condos, or units that have come in, we are on septic tanks still, and it is of our expectations and or cost to keep the properties, and the systems in place, in a working condition, and safe for others as we wait out the decisions of what is going to happen to our properties. If these tanks or systems were to break, would we then would contaminate these grounds,?.

The Richmond Review paper has always been the paper of choice out here, and of past Wednesday September 18 2013 and again Richmond Review Friday September 20 2013, and now, Friday September 27 2013 i see that there are things in the works..

Please allow me this to be submitted to your council as a concern, as a family, that has taken care of this property and its reserves with the utmost respect over the years of its wildlife and its worth to the people of Richmond.

Please do not take any disrespect or prejudice towards my comments, these are my comments, (the middle daughter) who has witnessed the changes in the years as devastating, as i enjoyed horses, of past, riding them on the trails, of Alderbridge and shell road, and see the nightmare of another Concrete city, or jungle coming in.

C-Brown:

Richmond Resident

and Isabella Brown - Resident / Mother living in the home since 1973

FILE COPY

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

DATE: OCT. 2, 2013

TO: RMD. CITY COUNCIL, CITY HALL,
FROM: N. J. TRANT.

PC: Wayne Craig - for response
Joe Erceg - FYI

RE: WALMART DEVELOPMENT, etc. & ALDERBRIDGE
ES AREA.

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

H 0664

Dear Sir or Madam:

Please, enough is enough. We don't need Walmart & a hundred other stores. We have enough for the size of Richmond. What we do need are more wildlife corridors and natural habitat so something else can live here but us, and what a sorry lot we are. When will we ever learn? Please say "no" and keep Richmond livable for us all & for wildlife, too.

Thank you in advance,
Nancy J. Trent.

Phone: (607) 277-0450

Address: #201-10100 #3 Rd.
Rmd., V7A 1W5.

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To Public Hearing
Date: November 18, 2013
Item #: 7

Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

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

12-806020-8864
October 2, 2013

cc: Wayne Craig - for response
Joe Eves - F&I

Dear Members of Richmond City Council,

You will be doing the landscape of Richmond an irremediable disservice if you eliminate the green space along Alderbridge Way from #4 Rd. to Garden City Rd.

I have not travelled north on Gardencity Rd. for quite awhile and was shocked by how many more trees are missing from the green space and how shabby the view looks. That greenway allowed Alderbridge Way a backdrop, giving the road a perfect green corridor. How can city planners, who are so well-paid make such drastic, ugly decisions? Surely children in elementary school would choose the green space over a spindly landscaped shopping centre.

Evelina, you once mentioned at a meeting that we need more evergreens in Richmond and I wholeheartedly agree. In winter Richmond can be a pretty bleak place. The buffer zone which should at least be 50' in depth is a perfect spot to integrate

FILE COPY

PH - 583

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beautiful evergreens.

The destruction to the greenspace along Alderbridge Way is an example of the developers arrogant sense of entitlement to a project that hasn't even been given the go ahead.

As for Walmart and the rest of the development, I think it is an atrocious intrusion into an area that would better benefit from parks and greenspace. What about the children who live in the area? Is a shopping mall all they will have to look at?

There are plenty enough shopping centres within bicycle and walking distance from the Cambie area. There is Lansdowne Centre, Price Smart, Yaohan Centre, Aberdeen Centre, Parker Place, Canadian Tire and Great Canadian Super Store.

Sincerely,

Lorraine Bell
10 (431) Mortfield Rd.,
Richmond, B.C.
V7A 2W1

Guzzi, Brian

From: Guzzi, Brian
Sent: Tuesday, 15 October 2013 17:51
To: 'Keith&Mikiko Evans'
Cc: Jansson, Michelle
Subject: RZ 10-528877 - SmartCentres Rezoning Application - Correspondence

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

Mr. Evans,

This is to acknowledge and thank you for your recent correspondence regarding the City of Richmond rezoning application RZ 10-528877 by First Richmond North Shopping Centres Ltd. (also known as SmartCentres) for properties located at 4660 to 4740 Garden City Road and 9040 to 9500. This rezoning application also includes a proposed Walmart Store.

Your correspondence has been forwarded to Mayor and Councillors, will be kept on file and included in any subsequent staff reporting to Planning Committee and/or Council regarding this rezoning application.

Thanks again for taking the time to provide your comments.

Brian Guzzi, CIP, CSLA
Senior Planner - Urban Design,
City of Richmond, Planning & Development Department,
Richmond City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Tel: 604.276.4393 Fax: 604.276.4052
Email: BGuzzi@richmond.ca

From: MayorandCouncillors
Sent: Thursday, 03 October 2013 16:09
To: 'Keith&Mikiko Evans'
Subject: RE: walmart

This is to acknowledge and thank you for your email of October 2, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Keith&Mikiko Evans [<mailto:kmevans@shaw.ca>]
Sent: Wednesday, 02 October 2013 11:44 PM
To: MayorandCouncillors
Subject: walmart

PH # 585

Richmond does not need another mall, especially walmart. It also does not need more condos. enough is enough. Have some foresight and vision and leave a legacy that the residents of Richmond can enjoy for generations to come. like a park and green space because once it's gone you never get it back.

cheers, Keith Evans.

Guzzi, Brian

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

From: Guzzi, Brian
Sent: Tuesday, 15 October 2013 17:52
To: 'Schultz, Anneliese'
Cc: Jansson, Michelle
Subject: RZ 10-528877 - SmartCentres Rezoning Application - Correspondence

Anneliese Schultz,

This is to acknowledge and thank you for your recent correspondence regarding the City of Richmond rezoning application RZ 10-528877 by First Richmond North Shopping Centres Ltd. (also known as SmartCentres) for properties located at 4660 to 4740 Garden City Road and 9040 to 9500. This rezoning application also includes a proposed Walmart Store.

Your correspondence has been forwarded to Mayor and Councillors, will be kept on file and included in any subsequent staff reporting to Planning Committee and/or Council regarding this rezoning application.

Thanks again for taking the time to provide your comments.

Brian Guzzi, CIP, CSLA
Senior Planner - Urban Design,
City of Richmond, Planning & Development Department, Richmond City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Tel: 604.276.4393 Fax: 604.276.4052
Email: BGuzzi@richmond.ca

—Original Message—

From: MayorandCouncillors
Sent: Thursday, 03 October 2013 16:07
To: 'Schultz, Anneliese'
Subject: RE: Walmart proposal

This is to acknowledge and thank you for your email of October 2, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

—Original Message—

From: Schultz, Anneliese [<mailto:anneliese.schultz@ubc.ca>]
Sent: Wednesday, 02 October 2013 9:43 PM
To: MayorandCouncillors
Subject: Walmart proposal

Dear Mayor and Councillors,

I trust that if you decide to prioritize shopping/vehicle use/tax income over green space and the health and well-being of your constituents, you will also have the backbone to voluntarily and publicly withdraw our municipality from the 'Partners for Climate Protection' programme. It is very clearly impossible to have it both ways.

Thank you for your attention,

Anneliese Schultz
54 - 8640 Bennett Road
Richmond, BC
V6Y 3T9

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

~~2-8060-208864~~
TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Mayor and Councillors

From: Mayor and Councillors
Sent: Thursday, 03 October 2013 4:13 PM
To: 'Shawn Sangha'
Subject: RE: Smartcentres application for Walmart in West Cambie

PC: Wayne Craig - for response
Joe Erceg - FYI

This is to acknowledge and thank you for your email of October 3, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

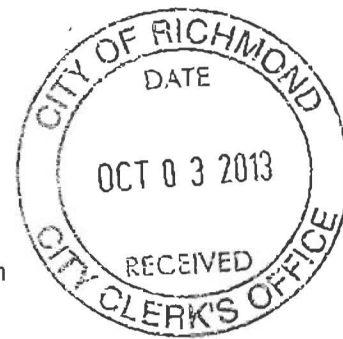
Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

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Aw



-----Original Message-----

From: Shawn Sangha [mailto:shawnsangha@yahoo.ca]
Sent: Thursday, 03 October 2013 12:10 AM
To: Mayor and Councillors
Cc: stevesangha@shaw.ca; news@richmondreview.com; editor@richmond-news.com
Subject: Smartcentres application for Walmart in West Cambie

Dear Mr. Mayor and councillors,

I am writing in response to the upcoming Planning Committee meeting tentatively scheduled for October 8th in regards to the proposed Walmart development in the West Cambie area.

My family owns two strata properties located at 4560 and 4562 Garden City Road which are part of the proposed connector road realignment b/w Leslie Road and Alexandra Road. My brother, Dr. Steven Sangha, also wrote to you on September 18th and I would like to reiterate some additional concerns and disturbing oversights we would like you to reconsider.

The councillors are absolutely correct to be concerned and try to nullify any current or future liability of the connector road properties against the taxpayers of Richmond. How does Smart Centres know the exact price in 10 years from now? They cannot even predict who will own the properties in 2023, let alone the asking price! This is a false and dangerous presumption that will leave Richmond taxpayers, including my family who has proudly resided in Richmond for over 40 years, on the hook for a large corporation's goal to execute its mandate.

During the last Planning committee meeting on September 17th, Mr. Victor Wei stated the City's Real Estate division was involved in determining appropriate land costs for the two

properties (one of ours) for acquisition. However, nobody from the City has EVER contacted us to discuss any plans about costs to acquire these lands. The City Real Estate division's "involvement" is severely one-sided and appears to be communicating strictly with the developer and NOT the actual owner(s) of the properties. This seems to be perplexing since the proposal has been in the planning stages for over a decade. Even after the keen questions posed by the respected councillors on the Planning Committee, there have been no discussion/calls/contact made from City staffers as vaguely suggested at the September 17th meeting. It is a false presumption on the part of the developer and the City's staff, who are responsible for forwarding the information to Planning committee, to assume and possibly suggest the final sale price of the "holdout" properties on Garden City Road without the consent of the property owners.

Both Sandra Kaiser and Mike Gilman have stated at the September 17th, 2013 meeting, and I quote for the record, "their company would NOT provide the balance of funds needed to acquire the remaining two properties in order facilitate the connector road should the current amount proposed be insufficient". This hardly sounds like a confident analysis or prediction after having City staffers and Smart Centres claim they have done their homework in a diligent, accurate and predictable manner.

Moreover, we find the comments of GM Planning and Development Joe Erceg's suggestion that the City has the option to expropriate our property for the connector road preposterous. We also thank Councillors McNulty and Steves for challenging this suggestion. Again, another false assumption by senior city staff to make the city liable for the connector road. I sincerely hope the City will not enter the business of "kicking" owners/tenants out of their homes and land when the developers themselves should continue their own negotiation(s) for a private acquisition they are strictly responsible for.

When one takes a close look at the Garden City, Leslie and Alexandra Roads, there are some important details that the developer and City staffers failed to mention in any of the previous Planning Committee meetings. The two largest and closest competitors for WalMart, both Target and Loblaws (aka Superstore) are within a two to five minute drive from this proposed development.

Target, the new major anchor at Landowne Mall, is set to open within weeks and will draw a heavy volume of additional traffic down the Alderbridge corridor and along Garden City Road.

Superstore is currently partaking in a \$4 million dollar renovation and upgrade to their store on Number 3 Road to match the modern day selection and amenities offered by their competitors Target and Walmart. Superstore is located at the West end of Leslie Road. Even without the Walmart development adding 45 to 50 new stores, current traffic patterns show a hundreds of vehicles daily trying to avoid Alderbridge road and transverse their way along Leslie Road to Garden City Road or Alexandra Road between Garden City Road and # 3 Road.

The terminus point for this high volume of diversion is at the Pennzoil Auto Centre and Car Wash located at Alexandra and Garden City Road. A constant stream of vehicles dangerously passes through this private complex on Alexandra road adjacent to the Harvest Montessori School next door where families stop to take their kids to pre-school.

If this state of congestion already exists at the "inner roads" of Alexandra, Leslie and Garden City Roads, imagine the heightened chaos and risk to the safety of commuters/pedestrians and associated congestion and liability that the new Walmart development would bring. Victor Wei suggested intersection improvement can adequately manage the anticipated increase in traffic volume. As a regular commuter of the Garden City Road/Alderbridge way intersection, I strongly suggest intersection improvements are needed now, regardless of additional Walmart development at the corner. If the proposed Walmart development is to proceed, the connector road should NOT be delayed for 10 years, rather steps taken to ensure its construction be built concurrently with the proposed development.

In addition, there are several Garden City Road homes accessing their properties off the back lane from Alexandra Road. For these homes, there are no driveways off Garden City Road. Alexandra Road is not merely a service road as suggested by Smart Centres, it is a life line to the families of these home. We know...we lived there since the early 1970's. With the congestion of heavy trucks, speeding delivery vehicles and a vast number of store patrons having access to the road, the flow of traffic will instantly back up more at the intersection of Alexandra and Garden City Road, thereby "choking" the residents trying to access their homes. I am very interested to see if the forecasted traffic counts Councillor McNulty has requested for from the developer includes the effect of the service road on these longtime residents.

Finally, I would like to comment on the potential loss of 0.4 acres of ESA land. The 10 years of degradation and neglect by Smart Centres between Alexandra Road and Alderbridge Way on their previously purchased properties is sad to say the least. This shouldn't be a reason for the City and its residents to lose an additional 0.4 acres of ESA land. My parents have proudly owned/operated farmland throughout Richmond for 36 years and continue to do so under the City of Richmond business licensee "Blueberry Lane". They/we don't farm for profit. Trust me, the margins are so thin and the year long work is strenuous, even with the advent of machinery over recent years. We farm because of the value it brings to the City, the food sustainability for our long term customers throughout the City and the acres of livable green space we maintain for ourselves and our children. The City's goal and mandate to protect and preserve ESA land needs to be respected.

The green space replacement suggested by the developer is an elevated deck. Are you kidding me? People are coming to shop at Walmart and its neighbouring tenants, not to walk around a loosely accessible garden. This elevated green space should be a community garden for the Richmond's food bank and its users OR an educational grounds for local school children, a concept similar to Richmond's Community Garden. I understand that would carve into the Walmart's produce sections sales and profitability, but as the current proposal stands, they would save money on the connector road AND pass on the liability risk to the City anyways.

In closing, we thank you for your ongoing critical evaluation of this development. Our request as loyal, life long Richmondites and property owners is for the connector road to be an immediately constructed prerequisite for issuance of a development permit, at no risk or cost liability to the City of Richmond taxpayers and the reevaluation of the ESA land potentially lost. Otherwise, we will continue to look after our long term home and the ESA land remain in its current humble state.

Kind regards,
Shawn Sangha on behalf of the Sangha family
T: 604-312-7067

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

MayorandCouncillors

From: MayorandCouncillors
Sent: Tuesday, 08 October 2013 10:49 AM
To: 'Lorri R'
Subject: RE: Garden City Lands

PC: Wayne Craig
Joe Erceg FYI

This is to acknowledge and thank you for your email of October 7, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

-----Original Message-----

From: Lorri R [<mailto:lhaan@shaw.ca>]
Sent: Monday, 07 October 2013 6:48 PM
To: MayorandCouncillors
Subject: Garden City Lands

Dear Mayor and Councillors,

I am writing to ask you to consider pausing and taking a deep breath before considering further development in our lovely city. The traffic, the towers and the densification have proceeded at break neck speed and we need to stop and think.

Think about the value of open space, of farmland, of green areas. Not the price, but the value. More and more studies show that we as human beings are suffering from a nature deficit and our children are affected the most. Every time another structure, be it condos, an enormous house (have you driven down #5 Road lately? It's not all Highway to Heaven) or industry takes over farmland and greenspace, it is gone forever.

A Walmart NEVER made a city "Better in ANY Way". Neither does another strip mall, shopping centre or hotel. We DO NOT need more places to shop. We DO need more places to be in nature. Bird song and fields make a place better. In every way. Like our motto, if you don't intend to honor the city motto, be honest and change it.

Thank you.

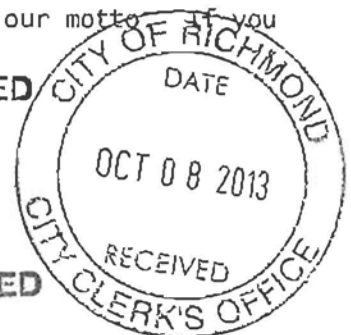
Lorri Romhanyi
#35 12055 Greenland Drive
604 278 1315

PH - 592

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Guzzi, Brian

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

From: Guzzi, Brian
Sent: Tuesday, 15 October 2013 17:46
To: 'Ligtenberg, John [RH]'
Cc: Jansson, Michelle
Subject: RZ 10-528877 - SmartCentres Rezoning Application - Correspondence

John Ligtenberg,

This is to acknowledge and thank you for your recent correspondence regarding the City of Richmond rezoning application RZ 10-528877 by First Richmond North Shopping Centres Ltd. (also known as SmartCentres) for properties located at 4660 to 4740 Garden City Road and 9040 to 9500. This rezoning application also includes a proposed Walmart Store.

Your correspondence has been forwarded to Mayor and Councillors, will be kept on file and included in any subsequent staff reporting to Planning Committee and/or Council regarding this rezoning application.

Thanks again for taking the time to provide your comments.

Brian Guzzi, CIP, CSLA
Senior Planner - Urban Design,
City of Richmond, Planning & Development Department,
Richmond City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Tel: 604.276.4393 Fax: 604.276.4052
Email: BGuzzi@richmond.ca

From: MayorandCouncillors
Sent: Monday, 07 October 2013 15:35
To: 'Ligtenberg, John [RH]'
Subject: RE:

This is to acknowledge and thank you for your email of October 4, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Ligtenberg, John [RH] [<mailto:John.Ligtenberg@vch.ca>]
Sent: Monday, 07 October 2013 3:20 PM
To: MayorandCouncillors
Subject:

I don't want no Wal-Mart. Surely something more useful and positive can be done with our remaining land.

PH - 593

Guzzi, Brian

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

From: Guzzi, Brian
Sent: Tuesday, 15 October 2013 17:43
To: 'Glenda Ho'
Cc: Jansson, Michelle
Subject: RZ 10-528877 - SmartCentres Rezoning Application - Correspondence

Glenda Ho,

This is to acknowledge and thank you for your recent correspondence regarding the City of Richmond rezoning application RZ 10-528877 by First Richmond North Shopping Centres Ltd. (also known as SmartCentres) for properties located at 4660 to 4740 Garden City Road and 9040 to 9500. This rezoning application also includes a proposed Walmart Store.

Your correspondence has been forwarded to Mayor and Councillors, will be kept on file and included in any subsequent staff reporting to Planning Committee and/or Council regarding this rezoning application.

Thanks again for taking the time to provide your comments.

Brian Guzzi, CIP, CSLA
Senior Planner - Urban Design,
City of Richmond, Planning & Development Department,
Richmond City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Tel: 604.276.4393 Fax: 604.276.4052
Email: BGuzzi@richmond.ca

From: MayorandCouncillors
Sent: Monday, 07 October 2013 15:22
To: 'Glenda Ho'
Subject: RE: Please protect Garden City Lands and Mountain View

This is to acknowledge and thank you for your email of October 5, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Mike Redpath, Senior Manager, Parks for response. If you have any questions or further concerns at this time, please call Mr. Redpath at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Glenda Ho [<mailto:jadegho@yahoo.ca>]
Sent: Saturday, 05 October 2013 5:33 PM
To: MayorandCouncillors
Subject: Please protect Garden City Lands and Mountain View

PH - 594

Dear Mayor Brodie and Councillors

I am writing to you about the Garden City Lands.

I was at the community participation process Ideas Fair that was held at Garden City Lands in June 2013.

There was a variety of visions input from participants such as keeping the green space, having a family gathering area, children playground, dog park, community/sharing garden, farming, and various environment sustainability visions.

Important: I would like to bring to your attention that there was no mention from any of the participants at that community participation Ideas Fair of wanting a Walmart, dollar stores or shopping mall/centre.

I am extremely upset that the visions of the participants was not even considered. It seems that a decision has been made prior this fair, to have a Walmart & Dollar Store (which we have many of), and other shops, etc. That by asking the public for their input was just a farce?

Please do not go ahead with building Walmart or any highrises or any buildings that will obscure the view of the mountain.

Please take the time to contact the people at Garden City Lands about the outcome of the Ideas Fair. (website www.creategardencitylands.ca)

I live 1 block away from Lansdowne mall and seldom go there. By having a Walmart in Richmond, does not interest me. There is one in Queensborough and I don't see the need to have one here. There are also many shopping centres (Blundell, Garden City, etc..) We don't need more car pollution, traffic, Walmart and so forth

I do always enjoy seeing the spectacular view of the mountain and Garden City Lands. Whether driving pass or walking pass, I always stop and admire the beauty of these two places.

The mountain view we see is breathtaking and beautiful to look at, with Garden City Lands complimenting this. This should be kept this way.

Please consider keeping Garden City Lands natural and mountain view for all to enjoy.

I hope that there will be a positive decision in keeping Garden City Lands thriving for the community to enjoy (i.e. park, picnic area, as suggestions at Idea Fair).

Thanking you.

Yours sincerely

Ms G. Ho

Guzzi, Brian

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

From: Guzzi, Brian
Sent: Tuesday, 15 October 2013 17:37
To: 'Jim Wright'
Cc: Jansson, Michelle
Subject: RZ 10-528877 - SmartCentres Rezoning Application - Correspondence

Mr. Wright,

This is to acknowledge and thank you for your recent correspondence regarding the City of Richmond rezoning application RZ 10-528877 by First Richmond North Shopping Centres Ltd. (also known as SmartCentres) for properties located at 4660 to 4740 Garden City Road and 9040 to 9500. This rezoning application also includes a proposed Walmart Store.

Your correspondence has been forwarded to Mayor and Councillors, will be kept on file and included in any subsequent staff reporting to Planning Committee and/or Council regarding this rezoning application.

Thanks again for taking the time to provide your comments.

Brian Guzzi, CIP, CSLA
Senior Planner - Urban Design,
City of Richmond, Planning & Development Department,
Richmond City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Tel: 604.276.4393 Fax: 604.276.4052
Email: BGuzzi@richmond.ca

From: MayorandCouncillors
Sent: Monday, 07 October 2013 15:34
To: 'Jim Wright'
Subject: RE: Walmart mall proposal

This is to acknowledge and thank you for your email of October 7, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Jim Wright [<mailto:jamesw8300@shaw.ca>]
Sent: Monday, 07 October 2013 11:42 AM
To: MayorandCouncillors
Subject: Walmart mall proposal

Mayor and Councillors,

I've put some current Walmart mall analysis for you in three blog articles immediately after the Welcome message at <http://gardencitylands.wordpress.com>:

"The Walmart Mall and the ESA farce" describes why the developer's decimation of a segment of its property is a reason for reclamation by the developer, not total capitulation to the developer. (All the ESA inspections in the agenda package occurred AFTER the decimation of the segment by the developer, affecting both that segment and adjoining ones.)

"Council meeting re Walmart, Tues, Oct 8, 2013" will fill in those who were not at the last planning committee meeting and will fill out the picture for those who were there.

"Walmart versus West Cambie Community Plan" shows how there will be a good outcome for all if council insists on following the official community plan. Trimming back the development in keeping with the OCP would free up enough land to conserve and restore a ribbon of Alderbridge wildlife corridor along the north edge of Alderbridge where the ESA is still supposed to apply to the development because the application was made before that land was stripped of its protection. (I learned that from Terry Crowe.)

I suggest that the illustrations also tell a story. For example, they show that the trees that the developer is depicting in front of the Walmart building, which appear to be up to 60 feet in height, are almost as wide. Even if the developer could somehow magically install mature trees there, a tree with foliage that's almost 60 feet in diameter is not even remotely possible when the front of the building will be close to the Alderbridge lot line.

Regards,
Jim Wright
8300 Osgoode Drive, Richmond

Guzzi, Brian

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

From: Guzzi, Brian
Sent: Tuesday, 15 October 2013 17:38
To: 'pfrazy@telus.net'
Cc: Jansson, Michelle
Subject: RZ 10-528877 - SmartCentres Rezoning Application - Correspondence

Patty Zaborowicz,

This is to acknowledge and thank you for your recent correspondence regarding the City of Richmond rezoning application RZ 10-528877 by First Richmond North Shopping Centres Ltd. (also known as SmartCentres) for properties located at 4660 to 4740 Garden City Road and 9040 to 9500. This rezoning application also includes a proposed Walmart Store.

Your correspondence has been forwarded to Mayor and Councillors, will be kept on file and included in any subsequent staff reporting to Planning Committee and/or Council regarding this rezoning application.

Thanks again for taking the time to provide your comments.

Brian Guzzi, CIP, CSLA
Senior Planner - Urban Design,
City of Richmond, Planning & Development Department, Richmond City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Tel: 604.276.4393 Fax: 604.276.4052
Email: BGuzzi@richmond.ca

—Original Message—

From: MayorandCouncillors
Sent: Monday, 07 October 2013 15:30
To: 'pfrazy@telus.net'
Subject: RE: walmart complex at alderbridge way and garden city road

This is to acknowledge and thank you for your email of October 6, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

—Original Message—

From: pfrazy@telus.net [<mailto:pfrazy@telus.net>]
Sent: Sunday, 06 October 2013 11:20 PM
To: MayorandCouncillors
Cc: pfrazy@telus.net
Subject: walmart complex at alderbridge way and garden city road
Importance: High

Hello to our mayor and councillors,

PH -1598

After reading letters to the editor in the Richmond Review on October 2, I felt compelled to also voice my opposition, along with these concerned Richmond residents about the potential loss of green space. I could give you many reasons why this is a bad idea. One reason is we do not need another shopping mall as we already have plenty of them. Walmart, in my opinion, has not been a good corporate citizen, so please do some more homework. The jobs they propose are low-paying ones. However, the loss of this beautiful little forest in the heart of Richmond would be a travesty and turn a sacred place into a desecrated place. There are fewer and fewer wild places left in this world and once they are gone, they are gone forever. The worthiness of these places truly reveal themselves when they pass away by the hands of developers. This urban gem is home to many creatures, many of them are song birds. I have noticed over the years less and less songbirds in the city of Richmond and this saddens me. Therefore, I am asking our mayor and councillors, what is the right thing to do? I have hope and faith in you all. Just say no.

Patty Zaborowicz
Richmond.

Guzzi, Brian

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

From: Guzzi, Brian
Sent: Tuesday, 15 October 2013 17:44
To: 'Bell, Yvonne [HSSBC]'
Cc: Jansson, Michelle
Subject: RZ 10-528877 - SmartCentres Rezoning Application - Correspondence

Yvonne Bell,

This is to acknowledge and thank you for your recent correspondence regarding the City of Richmond rezoning application RZ 10-528877 by First Richmond North Shopping Centres Ltd. (also known as SmartCentres) for properties located at 4660 to 4740 Garden City Road and 9040 to 9500. This rezoning application also includes a proposed Walmart Store.

Your correspondence has been forwarded to Mayor and Councillors, will be kept on file and included in any subsequent staff reporting to Planning Committee and/or Council regarding this rezoning application.

Thanks again for taking the time to provide your comments.

Brian Guzzi, CIP, CSLA
Senior Planner - Urban Design,
City of Richmond, Planning & Development Department,
Richmond City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Tel: 604.276.4393 Fax: 604.276.4052
Email: BGuzzi@richmond.ca

From: MayorandCouncillors
Sent: Monday, 07 October 2013 15:19
To: 'Bell, Yvonne [HSSBC]'
Subject: RE: Proposed Walmart at Garden City and Alderbridge Way

This is to acknowledge and thank you for your email of October 4, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Bell, Yvonne [HSSBC] [<mailto:Yvonne.Bell@hssbc.ca>]
Sent: Friday, 04 October 2013 6:47 PM
To: MayorandCouncillors
Subject: Proposed Walmart at Garden City and Alderbridge Way

PH - 600

There are many reasons why I do not think Wal-Mart should be allowed to build a mall at Garden City and Alderbridge Way. Here are five: 1) There are already malls in this area. Kilty corner to the proposed Wal-Mart is Lansdowne mall with a Target, Homesense, Winners, The Source, banks, etc. Then a long #3 Road you have Great Canadian Superstore, Aberdeen Centre, Yaohan Centre, Canadian Tire, Price Smart, London Drugs and then Richmond Centre. All of these are within one or two kilometers of the proposed mall. Why would you allow another mall to be built? Lansdowne is never busy. And if memory serves me correctly, before Great Canadian Superstore settled at their present location, they also wanted to build on the east side of Garden City Road but the city planners said they wanted to concentrate large retail stores along #3 Road. So Great Canadian Superstore located in the old Toyota plant on #3 Road. In my opinion this was a very good example of working with city planners and using an area that was already zoned for commercial. 2) This area was an urban forest until the developer preloaded it with sand. It can easily go back to being an urban forest with the removal of the sand and remediation work. The sand should not have been allowed to be dumped here until council had heard from the residents of Richmond on whether or not they wanted a mall here in the first place. 3) Wal-Mart refuses to work with the community and leave an important urban forest buffer along Alderbridge Way between Garden City Road and #4 Road. An urban forest buffer already exists along Alderbridge between #4 Road and Shell Road. 4) Wal-Mart has a terrible reputation for giving the consumer the cheapest product at the cheapest price at the expense of the environment and the worker. Please read the attached articles titled "Wal-Mart Accepted Clothing from Banned Bangladesh Factories" <http://www.propublica.org/article/walmart-accepted-clothing-from-banned-bangladesh-factories> and "Wal-Mart to Skip Discussion on Compensation for Bangladesh Factory Victims" http://www.huffingtonpost.com/2013/09/12/walmart-bangladesh_n_3912246.html. Here is an excellent article by Mayor Malcolm Brodie from the Richmond News titled, "Throw-away designs need tossing" <http://www.richmond-news.com/opinion/editorial/throw-away-designs-need-tossing-1.631703>. It states that every year local governments in Canada spend 2.6 billion tax dollars managing 34 million tones of garbage. Wal-Mart is all about throw-away designs. Their merchandise does not last and ends up a year later in landfills. 5) I absolutely do not support the city of Richmond taking the responsibility off the Wal-Mart Mall developer's hands for buying Garden City Road lots to reduce the traffic congestion from the mall. Why would you make a decision that would put a Wal-Mart across from Richmond's greatest legacy, "The Garden City Lands"?

Yvonne Bell
10431 Mortfield Road
Richmond, BC
V7A 2W1

Guzzi, Brian

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

From: Guzzi, Brian
Sent: Tuesday, 15 October 2013 17:41
To: 'Lusha Z'
Cc: Jansson, Michelle
Subject: RZ 10-528877 - SmartCentres Rezoning Application - Correspondence

Lusha Zhou,

This is to acknowledge and thank you for your recent correspondence regarding the City of Richmond rezoning application RZ 10-528877 by First Richmond North Shopping Centres Ltd. (also known as SmartCentres) for properties located at 4660 to 4740 Garden City Road and 9040 to 9500. This rezoning application also includes a proposed Walmart Store.

Your correspondence has been forwarded to Mayor and Councillors, will be kept on file and included in any subsequent staff reporting to Planning Committee and/or Council regarding this rezoning application.

Thanks again for taking the time to provide your comments.

Brian Guzzi, CIP, CSLA
Senior Planner - Urban Design,
City of Richmond, Planning & Development Department,
Richmond City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Tel: 604.276.4393 Fax: 604.276.4052
Email: BGuzzi@richmond.ca

From: MayorandCouncillors
Sent: Monday, 07 October 2013 15:24
To: 'Lusha Z'
Subject: RE: Bulletin 2013-09-23

This is to acknowledge and thank you for your email of October 6, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Lusha Z [<mailto:lusha.zhou@dartmouth.edu>]
Sent: Sunday, 06 October 2013 8:51 AM
To: MayorandCouncillors; Garden City Lands Coalition
Subject: Fwd: Bulletin 2013-09-23

Hi,

PH -1602

I am a recent college graduate and I have always appreciated the balance Richmond hit between cosmopolitan and agricultural. In addition, Richmond has a unique shopping scene that brings tourists and supports local, small businesses. I wish to see the councillors steward the beautiful urban planning legacy we have inherited - so that as I and others my age move forward in life, we could raise families in environs as blessed as we were to have. To that end I lend my support to specific suggestions made by the Garden City Conservation Society on their blog, which you may find references to below.

Thank you,
Lusha

----- Forwarded message -----

From: **Garden City News** <gardencitynews@shaw.ca>

Date: 2013/9/23

Subject: Bulletin 2013-09-23

To: Garden City Conservation Society <gardencitylands@shaw.ca>

Friends of Garden City,

Your letters to Richmond council were a factor in council sending the Walmart Mall application back to staff (and the developers) for improvement. It will probably return to council on Oct. 8. The <http://gardencitylands.wordpress.com> blog will provide updates and links as they become available.

Please read the attached 1-page bulletin on the topic. This is a crucial time for the particular issue. Bad results on the Walmart issue, especially the viewscape aspect, would be likely to have surprisingly far-reaching effects, as discussed in the bulletin and at <http://wp.me/p97QM-2g1>.

In other words, your prompt further action can have high impact in this window of opportunity.

Jim Wright

Garden City Conservation Society

Garden City News is sent to members and friends of the Garden City Conservation Society, Richmond, B.C. To opt out of receiving the *News*, simply reply with "Unsubscribe" in subject line. Please forward the

PH - 603

Garden City News to friends. To opt in, they can simply send a message to GardenCityLands@shaw.ca with "Subscribe" in the subject line.

Guzzi, Brian

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

From: Guzzi, Brian
Sent: Tuesday, 15 October 2013 18:01
To: 'stevesangha@shaw.ca'
Cc: Jansson, Michelle
Subject: RZ 10-528877 - SmartCentres Rezoning Application - Correspondence

Mr. Sangha,

This is to acknowledge and thank you for your recent correspondence regarding the City of Richmond rezoning application RZ 10-528877 by First Richmond North Shopping Centres Ltd. (also known as SmartCentres) for properties located at 4660 to 4740 Garden City Road and 9040 to 9500. This rezoning application also includes a proposed Walmart Store.

Your correspondence has been forwarded to Mayor and Councillors, kept on file and included in any subsequent staff reporting to Planning Committee and/or Council regarding this rezoning application.

If you would like to meet with City staff regarding this rezoning application, I would be pleased to arrange a meeting with the appropriate staff.

Thanks again for taking the time to provide your comments.

Brian Guzzi, CIP, CSLA
Senior Planner - Urban Design,
City of Richmond, Planning & Development Department,
Richmond City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Tel: 604.276.4393 Fax: 604.276.4052
Email: BGuzzi@richmond.ca

From: Mayor and Councillors
Sent: Wednesday, 09 October 2013 16:39
To: 'steve sangha'
Subject: RE: Re: SmartCentre Proposal project Property acquisition Richmond News article

This is to acknowledge and thank you for your email of October 8, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: steve sangha [mailto:stevesangha@shaw.ca]
Sent: Tuesday, 08 October 2013 11:32 PM
To: acampbell@richmond-news.com

PH -1605

Cc: Mayor and Councillors; Guzzi, Brian; Jansson, Michelle; Craig, Wayne
Subject: Re: SmartCentre Proposal project Property acquisition Richmond News article
Importance: High

Re: Campbell Article Richmond News October 8, 2013

My name is Steven Sangha. My family owns the property in question. It is correct what you reported in October 8, 2013 news article - but you have put the request of 2.4 million out of context. SmartCentres purchased 9071 Alexandra Road - a 2800 square foot house for \$1.5 million dollars as one of the properties for the connector road. The price paid for 9071 Alexandra Road works out to be \$175 a square foot. This property is on Alexandra Road. Our property is on Garden City Road - it is on a major roadway with exposure and frontage. Our property is actually 4560/4562 Garden City Road it is actually two separate strata properties - it is a duplex (almost quadplex). The building size itself is two to three times the size of 9071 Alexandra Road. Our property size in terms of square footage is well over 11,300 square feet. The property is currently zoned for office/building mixed use by the City of Richmond. You cannot compare the two properties exactly the same due to location and size. Also, our property is rental income producing for my parents retirement. SmartCentres provided a price (\$2 million) based upon similar square footage cost which was agreed upon but expired after SmartCentres failed to follow through with the deal. They then subsequently presented an offer 40% below their last offer whereby we countered the 2.4 figure in protest. Why did SmartCentres offer 40% less? Because the City of Richmond told them that they would have to purchase the property themselves for the connector road - not the City of Richmond. SmartCentres assumed the city would just buy the properties at the agreed price. So now SmartCentres has said they are at an impasse with the property owner so they have given the responsibility of land acquisition to the City of Richmond. SmartCentres knew all along that the WCAP for this development required a connector road for over seven years. SmartCentres will put in High Street to alleviate traffic and they move ahead with their project. They are getting what they wanted - building permit. Meanwhile the City of Richmond and the taxpayers will now be responsible for purchasing real estate for a road. This is a dangerous precedent for future developments in the city in providing infrastructure to private developers.

I wanted to present our side of the story because it paints our family as being unreasonable and greedy. SmartCentres presented most of the information related to real estate negotiations. The City did not contact our family for any information. When we asked about this to the Planning department, the City's response was that "they are not in the position in negotiating land deals". Funny thing this is what SmartCentres is asking the City of Richmond to do.

I can be reached at 778-228-6872

S. Sangha

Here is the article in the Richmond News October 8:

"Some councillors were also worried about the possibility of the city not being able to acquire two properties on the site - needed to build a new realigned connector road at Alexandra and Leslie roads.

It's an acquisition which, thus far, has eluded the developer and is now being handed to the city to complete, along with around \$3.4 million of developer's cash.

The threat of expropriating the two properties stuck firmly in several councillors' throats when it was aired last month.

And city staff don't seem to have too much to offer in terms of alternatives, should the two homeowners fail to budge.

Complicating the acquisition further are new details revealed in this week's report, which highlight how one of the owners earlier this year asked the developer for \$2.4 million - three times the assessed property tax value - for his family's Garden City Road property.

If such a deal was to take place between the city and the owner, it would leave only \$1 million in the pot to purchase the remaining property.

The owner told the News how a \$2 million price tag had been tentatively agreed with the developer in 2011 and he upped his demand by 40 per cent this year after the developer dropped their offer by the same percentage.

Staff, meanwhile, are sticking to the assertion that the realigned connector road is not needed for ten years due to the developer's extensive intersection improvements in the immediate area"

2) REVISED Smart Centres Proposal for *Central at Garden City*

- SmartCentres will purchase three properties (9071, 9091 and 9111 Alexandra) and will dedicate the land across these properties required for the Alexandra Road realignment to the City at a cost of **\$3,550,000**. The properties are appraised at \$2,016,000 in total.
- SmartCentres will increase the amount it gives the City to purchase the two remaining properties required for the Alexandra Road realignment from \$2,000,000 to **\$3,450,000**. The properties are appraised at \$1,566,000 in total.
- SmartCentres will pay 100% of the capital cost for the Alexandra Road realignment of **\$3,206,774** (2023 cost).

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

MayorandCouncillors

From: MayorandCouncillors
Sent: Thursday, 24 October 2013 11:23 AM
To: 'Melanie Beggs-Murray'
Subject: RE: Richmond at the Crossroads

*Re: Wayne Craig - for response
Joe Erceg - FYI*

This is to acknowledge and thank you for your email of October 19, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development for response. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

PHOTOCOPIED

Yours truly,

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

14 2013

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

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AW



From: Melanie Beggs-Murray [mailto:mbeggsmurray@gmail.com]
Sent: Saturday, 19 October 2013 9:12 PM
To: MayorandCouncillors
Subject: Richmond at the Crossroads

Dear Members of the City of Richmond Planning Committee and Richmond City Council,

Richmond at the Crossroads

I write as a resident of Richmond in hopes of persuading you against approving the rezoning of the lands at the intersection of Garden City Road and Alderbridge Way. A Walmart-anchored shopping centre is the wrong choice for this most pivotal intersection in our still maturing municipality. The very character of our developing city centre is at stake, along with all hope that Richmond's proposed central park will be something which Richmondites can look upon with pride or delight.

I am calling on the Planning Committee of the Richmond City Council to:

1. Reject the concept of a Walmart-anchored shopping centre for Alderbridge Way and Garden City Road outright and completely.
2. Reject all applications for rezoning this corridor until a complete, binding community plan is in place to safe-guard the future of the Garden City Lands, Richmond's central park.

Here are my top ten reasons why a Walmart-anchored shopping centre is the wrong choice for Garden City and Alderbridge Way:

1. The Walmart-anchored centre puts the future of the Garden City Lands at risk

Allowing First Richmond Shopping Centres to go ahead any further with plans to develop this land as a shopping mall puts the cart before the horse for this whole area. A real proposal for the future of the GCL seems years away still. An awful lot can happen in that time. The provincial government may yet do away with the ALR entirely. A whole new council could be elected. What then?

2. The new worst intersection in Richmond

Look out No.3 Road and Westminster Highway! Garden City and Alderbridge is looking to steal your title! Regardless of any theoretical back road to the centre, traffic will be bottling up on Garden City and along Alderbridge. These are vital access routes to both Highway 91 and Highway 99 and main arteries connecting Richmond to her neighbouring municipalities. What has Ironwood and Coppersmith done for traffic on Steveston Highway onto Highway 99? The prognosis for Alderbridge Way and Garden City is doubly bleak.

3. It eliminates land that was zoned for housing

This new development funnels prime low-rise housing land away from its intended purpose and goes against Richmond City Council's own goal to improve accessibility to affordable housing by making this type of land an even-rarer commodity. Amid a revitalized nature strip -- instead of a traffic-clogging, view-destroying Walmart -- Richmond could instead be creating housing for low-income families, below and behind the existing tree level: a habitat for humanity.

4. It is not accessible to transit

The Canada Line stops on No. 3 Road at Lansdowne Road. That's a 20-minute walk from the station for an able-bodied person. Some of the buses that run along Garden City only run once an hour. Do we really think Translink has the money for more buses for Richmond? Bring your SUV! Everyone else will (see point 2).

5. It's not environmentally sustainable

Richmond has sustainability plans and aims to be the most environmentally-conscious and livable of cities. Where does driving your vehicle to buy cheap merchandise shipped thousands of kilometres across oceans on fossil fuel fit in? Walmart is the largest beneficiary on earth of unhealthy, disposable consumer culture. They sell junk for the home, junk for the kids to eat, and junk for our landfills.

6. American big box bonanza

Does Richmond need a new Walmart less than a kilometre away from our brand new Target? Lansdowne is the shopping centre with ample free parking, community events, and a skytrain stop right on its doorstep. Why are we sacrificing so much for something Richmond already has? – and really, really close by.

7. Walmart is the worst

Whether they are blocking their ultra-minimum-wage employees from unionizing, illegally dumping hazardous waste, or selling guns across the street from schools in the US, Walmart has a bad reputation for a reason. Communities fight it for a reason. Wherever they go they systematically kill local business and leave only the lowest common denominator in their place.

8. There is still plenty of "ugly Richmond" left to go around

The Canada Line has given Richmondites new perspective on our city, literally. For the first time we can see certain parts of Richmond slightly from above. There is still a lot of already despoiled and underutilized Richmond in need of redevelopment. Richmond shouldn't have a Walmart. But if we absolutely *have* to have one, why can't it be somewhere else?

9. What about Richmond's other wants? What about better visions?

Create Garden City Lands Idea Fair, on 1 June 2013, was an impressive and inspiring event. However, it was clear on that community visioning day that the residents of Richmond also want things that are not going to be

feasible on the GCL. Some of the things that the people of Richmond want, and need, could be at Garden City and Alderbridge instead of a shopping centre. City resources would be complementary, appropriate, and logical at just such a location – directly across from Richmond's own destination park.

10. A Walmart-anchored centre sets the tone of our nascent city centre really low

The City used to have the slogan, *Richmond: better in every way*. Have we changed the way we see ourselves as a city so much since then? Richmond, where's your self respect? Vancouver would never put a Walmart across from their Stanley Park, or Burnaby allow such a blight on the doorstep of their Central Park. Seriously, Richmond aren't we better than this?

The decisions we make today will bring about the city of the future: Before allowing this shopping centre to become part of the future of our city, please consider how very far a Walmart-anchored centre is from the kind of city we want to be -- from the ideas and dreams that have been gathered from the community, for our future community. A Walmart centre can only degrade and devalue the Garden City Lands, its natural view scape, and the health and well-being of future Richmond residents.

Yours sincerely,

Melanie Beggs-Murray, Richmond Resident

MayorandCouncillors

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

PC: Wayne Craig-Fyl

From: Terri Havill [auntieunion@telus.net]
Sent: Saturday, 26 October 2013 8:57 AM
To: Melanie_Beggs-Murray@bcit.ca
Cc: MayorandCouncillors; news@richmondreview.com
Subject: walmart

Categories: 12-8060-20-8864 - Walmart/Smart Centre - Garden City & Alderbridge

Hello Melanie,

I read your Richmond Review 10 reasons why Walmart doesn't belong in Richmond. You gave the reader compelling reasons to vote out 7 of 8 Richmond Councilors. To place Walmart blight in front of Garden City Lands when so many other de-treed despoiled land is available is reckless.

Thank you Melanie for taking your personal time to inform Richmondites why Walmart across from Garden City Lands makes Richmond "worse in every way."

local community gardener
terri havill
Sent from my iPad

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

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

Mayor and Councillors

From: Mayor and Councillors
Sent: Thursday, 07 November 2013 3:23 PM
To: 'Margaret Morerau'
Subject: RE: Walmart petition: fire safety in Bangladesh garment factories

This is to acknowledge and thank you for your email of November 5, 2013 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

To Public Hearing
Date: November 18, 2013
Item #: 7
Re: RZ 10-528877
4660-4740 Garden City Road
9040-9500 Alexandra Road

-----Original Message-----

From: Margaret Morerau [<mailto:maggiemoreau@yahoo.ca>]
Sent: Tuesday, 05 November 2013 3:05 PM
To: Mayor and Councillors
Subject: Fwd: Walmart petition: fire safety in Bangladesh garment factories

> Dear Mayor Brodie and Richmond City Councillors
>
> It is absolutely essential that Walmart address this human rights issue before being given
permission to open a store in Richmond.
>
> I would also hope that all of you would sign this petition.
>
> Sincerely,
>
> Margaret Moreau
> Manfred Kuchenmuller
> 9 - 13400 Princess Street
> Richmond V7E 6R5
>
> <http://action.sumofus.org/a/walmart-bangladesh/>
>
>
> Sent from my iPad

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