

**Schedule 18 to the Minutes of the  
Council Meeting for Public  
Hearings held on Monday,  
November 18, 2013.**

**Guzzi, Brian**

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<b>From:</b>	Guzzi, Brian	To Public Hearing
<b>Sent:</b>	Tuesday, 15 October 2013 18:01	Date: November 18, 2013
<b>To:</b>	'stevesangha@shaw.ca'	Item #: 7
<b>Cc:</b>	Jansson, Michelle	Re: RZ 10-528877
<b>Subject:</b>	RZ 10-528877 - SmartCentres Rezoning Application - Correspondence	4660-4740 Garden City Road 9040-9500 Alexandra Road

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](mailto:BGuzzi@richmond.ca)

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**From:** MayorandCouncillors  
**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](mailto:mjansson@richmond.ca)

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

**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).