

Schedule 38 to the Minutes of the Council Meeting for Public Hearings held on Monday, November 18, 2013.

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

**MayorandCouncillors**

From: Webgraphics  
Sent: Monday, 18 November 2013 5:53 PM  
To: MayorandCouncillors  
Subject: Send a Submission Online (response #760)

Send a Submission Online (response #760)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	11/18/2013 5:52:22 PM

Survey Response

Your Name	Graeme Bone
Your Address	407-9288 Odlin Rd
Subject Property Address OR Bylaw Number	SmartCentres (Walmart) Rezoning

Comments

Dear Mayor and Councillors, I am writing in regards to SmartCentre's application for the rezoning of their property at Garden City and Alderbridge. I am against the development in its current form for the following reasons: 1) it turns its back on the surrounding streets and the Garden City Lands 2) the single use and inward facing design means it will not be animated at night, potentially attracting criminal activity; already a problem in the neighbourhood because of its dark and undeveloped streets. A lower scale mixed-use, 1 level retail with 2-3 stories of apartments on top, is a better choice. Refer to Morgan Crossing in South Surrey and Circa Residences at No 3 Rd and Williams in Richmond. 3) Garden City Lands is our Central Park, Stanley Park, Edmonton River Valley and the quality of the surrounding development should reflect this importance. This is a poor suburban stripmall design that Richmond has moved away from. 4) the Garden City and Alderbridge intersection is extremely dangerous for all users. The fast-moving traffic, right-turn lanes,

and 60km/hr speed limits create a toxic environment for those on foot, bike, or in a wheelchair. This development will add more traffic to the area, even adding lanes to the intersection, making it wider and more dangerous. This problem will become worse over the years as the Garden City Lands become heavily used by people in the neighbourhood and pedestrian/bike/wheelchair crossings increase. 5) poor bus connections and an incomplete sidewalk network leading to Lansdowne Station means the vast majority of users will be driving to the development 6) it's meant to be the heart of a complete neighbourhood, but the scale of this development, both in terms of size and the international brands due to arrive, show that this is not for West Cambie, but for the entire city 7) since this rezoning first came to Council in 2006 hundreds of families have moved into the neighbourhood. It's time to ask us what we want in our shopping centre. There has been zero community engagement done by the developer. 8) a project as important to a neighbourhood as this (it will change the way residents of West Cambie live) needs to have its final design completed with a high level of input from local residents Just last year our Mayor and Council did us proud by telling YVR Airport that their planned outlet mall, far away from public transit, wasn't good enough for our city. So, why is this? We need to start thinking big. We need to build a city around transit and inspiring design. We need to send a message to our younger residents that Richmond is a place you can be proud of living in. It's a place where you can get an education, start a business, and grow a family. Richmond is a city we should all take pride in. It's not just a suburb anymore. We should all be saying, "This is Richmond, and this development isn't good enough." Thank you, Graeme Bone