

To Public Hearing	
Date:	APRIL 18 2006
Item #	7
Re:	5491 No. 2 Road

April 17, 2006

SCHEDULE 11 TO THE MINUTES OF THE REGULAR MEETING OF COUNCIL FOR PUBLIC HEARINGS HELD ON TUESDAY, APRIL 18TH, 2006.

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

		INT
	DW	
	GJ	JK
	KY	
	DAW	
	DB	
	WB	

604-278-5139, Attention: City Clerk (By Fax)

Re: Submission for the April 18, 2006 Public Hearing

Official Community Plan Amendment Bylaw 8040 and Zoning Amendment Bylaw 8041 (RZ 06-326438)

To the Council;

From the outset I should emphasize that I believe that Council is in a Conflict of Interest in holding this rezoning hearing when they have the final approval and it is in their own best interest to approve same.

I believe that this application should be set aside until such time as a panel of individuals can be appointed who are at arms length as to the ultimate outcome.

As it stands now, I do not believe that any amount of disapproval from concerned outsiders will have any affect whatsoever on the outcome of this hearing.

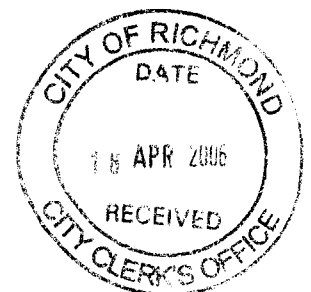
Council has taken on a project across the road (the Oval) that I believe will prove to be Richmond's Waterloo and now suddenly they must sell this piece of property and jam several hundred people into what is zoned "park" and should remain park

I believe it was an after thought to slip in a piece of the property for "Affordable Housing" knowing that this is a motherhood issue and everybody would then be on side for fear of the wrath of others if they were to object.

That being said, please be aware that this is probably, as far as I can tell, the last piece of semi river-front property between Terra Nova and the Knight Street Bridge that is available in the present "park" zoning and once it is gone, it's gone for good.

I am sure that the folks 5860 Dover Cres., who are also presently suffering through an expensive leaky condo restoration probably felt secure in the fact that at least the adjacent property was zoned in such a manor that the very worst that could happen was a new access ramp and they would continue to enjoy the view that they had when they purchased.

Spec. to Clerk
18/06



The same applies to some of the Townhouses at 5840 Dover Cres who will now front onto a parking structure if this plan is allowed to continue.

Realtors have already told residents to expect an immediate decrease in property values the moment this rezoning takes place.

Is it really necessary for this Council to constantly search out every available piece of property in Richmond and either approve it for another concrete edifice or pave it over for a parking lot?

After reading the report from the Planning Dept., it is clear that they could put a positive spin on just about anything.

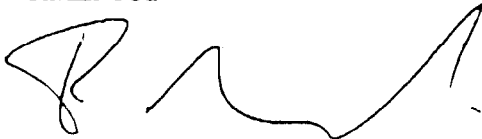
They have in effect asked to include a paragraph that would now say that the most important future Gateway into Richmond should be framed with a towering concrete edifice to greet all entering the city.

It is interesting to note that the report also states that Dover Crossing is "over supplied" with parks however in speaking to at least 25 residents on Dover Cres., not one of them was aware that part of Dover Park is not park at all but has been sold to the School Board and will eventually be a school site.

Is this piece included in the over supply calculation?

I implore this Council to do the right thing and at the very least, set this hearing aside and appoint a different panel to effect the outcome.

Thank You



Ron Adcock

51-5840 Dover Cres.
Richmond, B.C.
V7C-5P4

604-318-4797