

Schedule 1 to the Minutes of
the Planning Committee
meeting held on Tuesday,
March 22nd, 2005.



Principals
Robert McCurdy, PEng
Ed Fujii, PEng
Ray Janzen, BCLS
Arnold Badke, PEng
Bill Lee, PEng
Andrew Baker, PEng

March 22, 2005

Our File 25015

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

Attention: Planning Committee

Dear Sirs

Re: West Cambie Area Plan Update – Alexandra Area Plan Proposal

On behalf of our Clients, we wish to reiterate their previous concerns to the City regarding the loss of development potential of their lands. The current Area Plan identifies their properties for Mixed Residential/Commercial uses. The recently submitted draft Alexandra Plan identified the lands as Park (Urban Greenway) North. Despite our Client's objections to this proposal and the potential economic impacts, the latest draft plan now identifies all their lands as split between park (75%) and roads (25%).

The Clients have been pursuing the redevelopment of their lands for multi-family development, comprising of four (4) medium density apartment style units. Reflecting this intent, an application (City File No 05 296343 RZ) has now been submitted to the City for review and processing. The proposed use is considered appropriate for the site and compatible with the existing/proposed uses to the east and west and consistent with the existing Official Community Plan designation for future uses. Consequently, we are requesting the draft Alexandra Area Plan be amended to show our Client's lands for the intended medium density residential uses which are consistent with the intent for lands to the west.

We look forward to discussing this request at the appropriate time.

Yours truly,

APLIN & MARTIN CONSULTANTS LTD.

A handwritten signature in black ink, appearing to read "Michael D. Sanderson".

Michael D. Sanderson, MCIP, MRTPI
Manager, Planning and Design

MDS PCB vm

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PROJECT MANAGEMENT ■ ENGINEERING ■ PLANNING ■ SURVEYING

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