

FRASER WHARVES LTD.



13800 STEVESTON HIGHWAY, RICHMOND, B.C., CANADA V6W 1A8
 TELEPHONE: (604) 277-1141 EXT. 316 FAX: 277-4715

June 12, 2002

To Public Hearing	
Date:	<u>Jun 17, 2002</u>
Item #	<u>10</u>
Re:	<u>ACP BL 7371</u>
	<u>RZ BL 7370</u>

		INT
	RM	
<input checked="" type="checkbox"/>	DW	DW
	KY	
	AS	
	DB	
	WB	

Mayor And Council
 c/o City Clerk
 City of Richmond
 6911 No. 3 Road
 Richmond, BC
 V6Y 2C1

Dear Sirs/Mesdames.

Re: Zoning Amendment Bylaw 7370 (RZ 02-199258) at 14792 Steveston Highway

Fraser Wharves Ltd. is located on the opposite side to the area under consideration for re-zoning. Our property runs from the River, along Steveston Highway and about 700 meters west of No. 6 Road.

While we are not fundamentally opposed to this application, we do have a major concern. That concern relates to the possible conflict between our use and the proposed mixed uses which, we understand, will include residential and possible restaurant and other retail uses.

Directly across Steveston Highway from this site is our truck dispatch operation which operates 24 hours a day, 7 days a week. Our area is well lighted and trucks will be loading at all times of the day and night. Additionally, there will be eventually a rail lead that will service us with as many as three switches per day for a minimum of 5 days per week. There are also large ocean going vessels arriving and departing at any time of the day and night. The vessel operation is slightly down river from our truck site, but vessels can come up as far as the subject area in order to come along our piers for docking purposes.

Our operation, which has approximately 150 employees, working a minimum of two shifts a day, will process in 2002 approximately 200,000 units. Approximately 60,000 units will move via truck to B.C. and Prairie destinations. Accordingly, there are usually 33 tractor-trailer units arriving empty and departing fully loaded per day.

We are very concerned that both the developer and the City of Richmond make full and complete disclosure to the potential purchasers of the residential units and the retail and commercial spaces of the nature and scale of our operations.





In addition, could you advise us what measures will be undertaken by the City and the developer and what requirements will be made by the City in the proposed new zoning bylaw or otherwise to ensure that there will be sufficient buffering, screening, masking and separation between uses so as to avoid conflict.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Kearns', written in a cursive style.

Edward S. Kearns
Senior Vice President