

July 16, 2008

City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Attention: Mayor and Council

To Public Hearing
Date: <u>July 21, 2008</u>
Item # <u>6</u>
Re: <u>Bylaw 8383</u>
<u>CCAP</u>

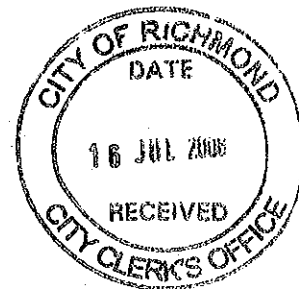
**RE: CITY CENTRE AREA PLAN PUBLIC HEARING,
7931 ALDERBRIDGE WAY (LOT 21, PLAN 30430)**

We respectfully request this letter be entered into the public record as we are unable to attend the Public Hearing for the City Centre on July 21, 2008.

As owners of the above noted property for in excess of 40 years, we have been long term tax payers and business owners that have supported the policies of Council and the future growth of the City. With the adoption of the City Centre Area Plan, the future direction of the area will result in a projected growth from approximately 12,000 to 31,000 residents and that population will be less dependent upon the automobile and more reliant upon the Canada Line.

Our property has been designated in the Plan as T5, Urban Centre, which shifts away from auto oriented to mixed commercial use. Other factors that will affect the future of our property are the provision of an east/west roadway and a north/south roadway, as well as a pedestrian linkage that will bisect our property. It is also our understanding that the City is desirous in having all new development within the City Centre Area elevated by approximately 1.85 metres. All of these factors can be incorporated into the development of our property.

We have retained an architectural firm to examine the potential development of our eight (8) acre parcel and they have produced a number of different scenarios. The primary limitation to the development of our land is the Airport Noise-Sensitive Development Policy. Our land is located directly to the north of Alderbridge Way which prohibits multiple family residential use while on the south side multiple family residential use may be considered. The same is true for all properties located within one city block to the southwest.



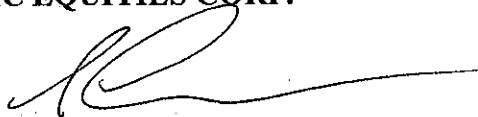
To understand the limitations of development, we have held discussions with an acoustic engineer and we have learned that it is possible to mitigate the airport noise through both design and sound attenuation measures. One example is the design of the hotels within Area 1A that have been able to mitigate the noise. We realize that it was the original intent of the City to require all development proposals within our area to provide an acoustical study that would demonstrate the capability of mitigating the airport noise, but a change in policy resulted in arbitrary lines been drawn as to where multiple family residential use could or could not be developed.

With the City's objective of increasing the population in the City Centre Area, we strongly believe that the City must consider the development requests of property owners who are in a position to redevelop and not wait for those owners who might redevelop sometime in the distant future. Our objective is to create an urban village with mixed use development containing retail, office, recreation and residential uses. Through careful design we will meet the objectives of the City while at the same time we will provide much needed housing for the City at an affordable price. With the redevelopment of our property, the new roadways, pedestrian linkages and housing will be achieved in the short term rather in the distant future.

We respectfully request Council consideration of our request and suggest that all properties within Area 1A be subject to an acoustic study when contemplating a multiple family use, rather than basing a policy on the placement of an arbitrary line.

Should you have any questions pertaining to our request, please do not hesitate to contact the undersigned or our consultant, Mr. Art Phillips at 604-220-9835.

Yours truly,
CIC EQUITIES CORP.



Sidney Coleman
President