



City of Richmond

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To Public Hearing
Date: <u>July 20, 2009</u>
Item # <u>2</u>
Re: <u>Bylaw 8439</u>

July 16, 2009
File: RZ 07-397063

Planning and Development Department
Fax: 604-276-4052

Anca Dana Ardeleanu
406 - 8480 Granville Avenue
Richmond, BC V6Y 4E8

Dear Sir/Madam:

Re: Proposed Rezoning of 6760, 6780, 6800 Eckersley Road, 8500, 8520, 8540 Park Road, 6751, 6760, 6771, 6780, 6791, 6800, 6831 Park Place and the Surplus Portion of the Park Place Road Allowance (RZ 07-397063)

The following is in response to your online submission to the City dated July 10, 2009, in which you express concern that redevelopment within the Brighthouse Village Neighbourhood has affected noise levels associated with operation of the BC Hydro substation located at 8520 Anderson Road.

Applicants proposing development within immediate proximity of the BC Hydro substation at 8520 Anderson Road have been required to contact BC Hydro directly to provide BC Hydro with development proposal details and to forward a copy of the correspondence to the City. BC Hydro's responses have been limited to specifying that access to the substation is to remain unaffected by the development process.

The City does liaise with BC Hydro generally regarding population and density forecasts; however, notification of individual development proposals throughout the City that comply with density expectations supported by existing City land use plans are not individually referred. In accordance with the Hydro and Power Authority Act, BC Hydro's mandate is to generate and distribute power to its customers. The City of Richmond is not a party to its daily operation practices.

The subject development proposal referenced in your on-line correspondence complies with the building density permitted by the site's "Urban Centre T5" designation within the City Centre Area Plan (CCAP), which included an extensive public consultation process.

If you would like to further discuss this issue, please do not hesitate to contact me directly.

Yours truly,

Brian J. Jackson, MCIP
Director of Development

DN:blg