

Mayor and Councillors

From: Webgraphics
Sent: Monday, 15 June 2015 2:15 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #838)

To Public Hearing	
Date:	June 15, 2015
Item #	1
Re:	OCP Bylaw 7100-9000, Amend. 9121 West Cambie Area Plan

Send a Submission Online (response #838)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/15/2015 2:16:01 PM

Survey Response

Your Name	Greg Megrian
Your Address	4591 Garden City road Richmond B.C.
Subject Property Address OR Bylaw Number	Bylaw 9121
Comments	<p>As a business and property owner located directly across Garden city road from the proposed OCP amendment I have concerns about traffic congestion and access to our property. Fabricana Imports built this location at 4591 Garden city road in 2004 although we have maintained our flagship store in Richmond since 1970. Our rezoning application at the time required us to donate the property and build the Leslie road extension that connects to Garden city road. This was done to comply with the OCP plan requiring secondary road access to the lands directly to the East of Garden city and we were told that the Leslie road extension would be required to link up with Alexandra road with a fully controlled traffic light intersection when future development took place. The Smart centres development has been approved with no such intersection being designed into the plan. With this bylaw amendment the lands in question will soon be developed because of the allowance for residential uses. This along with the Smart centre development will cause considerable</p>

traffic congestion to an already very busy thruway making access to our property extremely limited. We are not opposed to the amendment however we do request that any rezoning application require the upgrading of the intersection at Garden city road and Leslie road to a fully controlled traffic light intersection similar to the intersection at Odlin road and Garden city road. We have waited 11 years for this intersection to be upgraded and will suffer harm to our business if it is not done while traffic demands increase due to this application. Thank you Greg Megrian President of DMH Equities and Fabricana.