

Schedule 14 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 25, 2015.

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G. ALLAN PHILLIPS
OLENA GAVRILOVA

REPLY TO: G. ALLAN PHILLIPS
E-MAIL: GAP@PHILLIPSPAUL.COM

March 24, 2015

BY FACSIMILE

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

To Development Permit Panel
Date: <u>March 25, 2015</u>
Item # <u>4</u>
Re: <u>2671, 2711, 2811, 2831, 2851,</u> <u>2911, 2931, 2951, 2971, 2991</u> <u>No. 3 Road</u> <u>DP 14-659747</u>

Attention: The Director, City Clerk's Office

Dear Sirs:

Re: Development Permit Application
DD 14-659747 for 2671, 2711, 2811, 2381, 2851, 2911, 2951, 2971 and 2991 No. 3 Road
Our client: Maxwell Holdings Limited
Owner of: 8500 River Road, Richmond, BC
Our File Ref. 06013 001

We act for Maxwell Holdings Limited which owns the property at 8500 River Road, Richmond, BC which is immediately to the west of the proposed development site. Our client's property is separated from the development site by an existing lane.

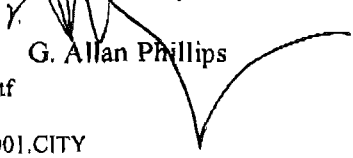
Some months ago our client received the attached letter from Dava Developments Ltd. ("Dava") regarding the proposed re-zoning. In the letter, Dava seeks the consent of our client to the dedication of a portion of our client's property for the purpose of widening the lane.

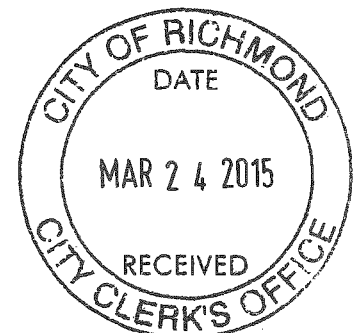
Our client wishes to make clear to Council that it does not consent to the dedication or taking of any portion of its land. If it is proposed that our client lose part of its land for the purpose of Dava's development or for any other purpose then we request that clear notice of that intention be provided to our client to allow them a proper opportunity to be heard.

Our client is particularly sensitive to this issue since it lost its previous property to Translink for the development of the Canada Line. They have spent almost ten years and a great deal of money re-establishing their business in its present location.

Yours truly,

PHILLIPS PAUL

Per: 
G. Allan Phillips
GAP:tf
Encls.
06013001.CITY



cc Janet Digby (via e-mail: JDigby@richmond.ca)



Dear Owner at 8500 River Road,

RE: 8500 River Road, Lane Right-of-Way

Dava Developments Ltd. has applied to the City of Richmond for permission to rezone 2671, 2711, 2811, 2831, 2851, 2911, 2931, 2951, 2971, and 2991 No. 3 Road from Light Industrial (IL) to a site specific zone in order to develop two commercial two-storey buildings.

The City of Richmond has asked for a lane improvement upgrading the Lane to the east of your property a Richmond City standard width of 5.1m. In order to achieve this, all the designated area for the lane will have to be included. Your lot is the only one at present that has not dedicated the right-of-way as you can see from the attached drawing of the lane. You can also see that the Translink station is right across the subject piece of land for dedication; hence we cannot increase the width of the lane from our side.

It will be required of you by the City to dedicate the part of the land for the lane if you or your buyer were to rezone and develop the site and at that time you will have to bear the cost of surveying, legal work, and lane construction, etc. However, if you agree to dedicate the land now to the City Dava Developments will perform all the work at no expense to you and the lane will be a lot more appealing to you and perhaps your potential buyers.

If you are agreeable to the dedication of the right-of-way in which case it will be beneficial to all parties then please sign the following with a yes and if not agreeable you can sign it with a no. Thank you for your consideration.

Are you agreeable to the Right-of-way proposal (Yes/No)? _____

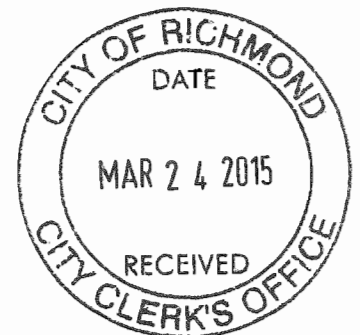
Authorized Signatory: _____

Full Name: _____

Title: _____

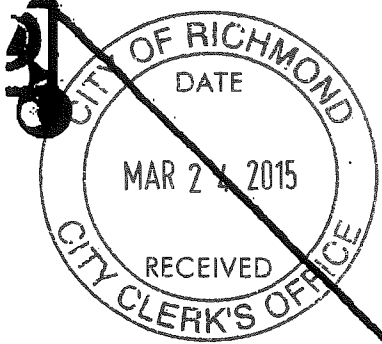
Sincerely,

Nelson Chung
Vice President, Development
Dava Developments Ltd.



ING PROHIBITED
RB-55.

WHITE STOP BAR
PAINT LINE.



6.6

TOPPING PROHIBITED
ON RB-55.

1.7
PR. ROW

5.1
LANE WIDTH

10.3
PR. ROW

0.4
PR. ROW

#2831
SOLID WHITE LANE
ARROW (TYP.)

30.0m-0.10m WIDE SOLID
YELLOW PAINT LINE

STOP SIGN (RA-1)



50m-0.10m WIDE
0.5x0.5 DASHED
WHITE PAINT LINE

#2851

#2911

#2931

EXISTING WHITE
PAINTED LINE

#2951

SOLID WHITE LANE
ARROW (TYP.)

#171

6.0