

Schedule 3 to the Minutes of the Development Permit Panel meeting held on Wednesday, April 15, 2015.

To Development Permit Panel
Date: <u>April 15, 2015</u>
Item # <u>2</u>
Re: <u>11380 Steveston Hwy</u> <u>DP 14-657502</u>



Porte Realty Ltd.
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April 13, 2015

Development Permit Panel
c/o Director, City Clerk's Office
6911 No. 3 Road
Richmond, BC V6Y 2C1

Re: File DP 14-657502 – 11380 Steveston Highway

Dear Members of the Development Permit Panel,

Over the past several months, we have attempted to work with the applicant to find a solution to our concerns regarding their proposed expansion. Our last proposal was sent in January of this year and is attached. We have not been able to come to an agreement and therefore cannot support the proposed expansion in its current state.

One of our biggest concerns is that the location of the proposed addition severely limits the visibility and connection between our two properties. Many of our retailers have expressed their concerns over the negative impact this could have on their businesses seeing that almost 70% of our building will be blocked when driving down the new main drive aisle. The joint easement which connects our two properties will also be challenging to locate. It's important to note that the first recommendation from the Development Permit Panel meeting on June 20, 2014 commented on finding a solution to better integrates our two shopping centres.

Another concern is with the proposed loading. This was a concern at the previous panel discussion as there were safety concerns with the trucks reversing into the proposed loading area. We are now even more concerned since the number of loading docks has increased to 2. Plan 2b in the staff report shows how the trucks will manoeuvre into the loading bays. We are concerned whether this loading set up includes the proper turning radius and believe a more thorough analysis should be undertaken by a traffic engineer.

Crime Prevention is a topic discussed in the staff report and while the design of the new building incorporates this, it does the complete opposite for our site. Many of our retail stores will face the back of this new building reducing the natural surveillance and creating a "no-man's land".

We have proposed a solution to slide the building further west to improve the visibility of our building and investigate how loading could be done on the south end of the new building. This would eliminate the awkward loading situation that exists with the current proposal. The existing joint easement could then be moved further east which would allow for a better connection between the two properties.

We appreciate your consideration of our comments and remain open to finding a solution that works for both parties.

Sincerely,

Porte Realty Ltd.

per: David Porte



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January 20, 2015

Mr. Farouk Babul
Westbank Corp.
501 - 1067 West Cordova Street
Vancouver, BC V6C 1C7

Dear Mr. Babul,

Re: Coppersmith Corner at 11380 Steveston Highway – Proposed Addition

Thank you for consulting with us regarding your proposed addition at 11380 Steveston Highway in Richmond. I represent the Landlord who owns the property to the south - 11331 Coppersmith Way. Our preference is for the frontage of your new addition to be no more than 40 feet to minimize the frontage of our building that will be blocked. We understand the tenant you are negotiating with will not accept a frontage that is less than 50 feet and so we will agree to support the proposal with the following conditions:

1. We would like for the glazing on the south side of the addition to run the length of the building until the loading area. We would also like to see a secondary entrance to the store on the south side of the addition. This way, the retail stores in our building will not be looking at the back of a building. Our retail stores were built with the idea that they would be an extension of your shopping centre and there would be a connection between our two properties. This addition is putting a barrier between that connection and we feel an entrance on the south side would help to maintain some continuity.
2. We would like for the joint easement to be moved to the middle of our property and for Westbank to pay all costs involved, including legal. This new easement will avoid accidents and congestion that will likely arise from the joint easement remaining where it currently is. The current easement should be closed off by extending the landscaping island. We will then relocate a couple of parking stalls that we will lose due to the new easement.
3. We would like an exclusive directional/way-finding sign, listing our retail tenants, to be installed in your parking lot, somewhere east of the new addition. The location of the sign is to be agreed upon by both parties. We would like to be consulted on the design and layout of the sign. We would like Westbank to pay for and install the sign; however, we will be responsible for maintaining the sign and updating the signage as our tenants change over.
4. We would like a marked pathway that connects our two properties adjacent to the new easement. This is to be installed at Westbank's expense. The pathway should connect our two properties appropriately at the property line.

5. We have some concerns relating to the proposed double dock loading and the number of trucks that will be driving through the plaza, now that two more docks are being added to the existing ones for Canadian Tire. We require a transportation engineer to confirm that the appropriate turning radiuses can be achieved.

Best Regards,

PORTE REALTY LTD.



Per: Daniel Bar-Dayan
Director of Asset and Property Management

cc: Cynthia Lussier, City of Richmond