

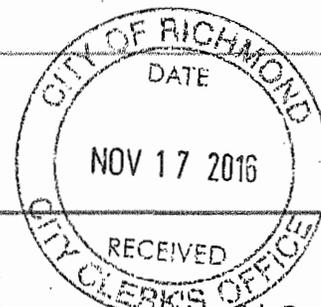
Schedule 3 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Monday, November 21, 2016.

To Public Hearing
Date: <u>November 21, 2016</u>
Item # <u>2</u>
Re: <u>ZONING AMENDMENT BYLAW 9597 RZ15-692812</u>

Mayor and Councillors

From: Mayor and Councillors
Subject: FW: RZ 15-692812 9240-9260 Cambie NON COMPLIANT WITH OCP

From: Narinder Gill [<mailto:narinder-gill@hotmail.com>]
Sent: Tuesday, 15 November 2016 21:16
To: Craig, Wayne; Crowe, Terry; Wei, Victor; Brownlee, David
Subject: Fw: RZ 15-692812 9240-9260 Cambie NON COMPLIANT WITH OCP



Good morning Wayne Craig, Terry Crowe, Victor Well, David Brownlee,

Sir We are owners of 4080- 4060 Garden City Road Richmond. I am in communication with David Brownlee , Fred and now you big bosses. Our complaint is about Non alignment of Mckim way at proposed East and existing West at the intersection of Garden city Road which makes this NON COMPLIANT WITH OCP. The Mckim Road alignment as shown on the redevelopment plans for this site is not in accordance with the 2006 OCP nor the City Spaces Consulting report in support of the OCP. The OCP and consultant report clearly show that the new easterly section of Mckim Road would be aligned with the existing Mckim Road west of Garden City. This new realignment significantly impacts our development potential that we had based on the OCP when we bought this property. This recent change unfairly and inequitably punishes our site by transferring a road design impact from the development site to our site. The OCP map and the consultant reports clearly indicate alignment of the McKim road at Garden City. WE would request that the OCP alignment be respected as shown and discussed by the consultant along with public input .

We bought our site with the understanding based on the OCP and the consultant report, that there would be some sort of private strip of land between the new road and the common south property line we share with the development site. We anticipated that the setback requirement to a common property line between our properties would be less than that required if the common property line is between private land and a road. Moving the road alignment 12' north to the common property line increases the required setback for any development on our site as street facing setbacks, typically are greater than a side yard condition. You have transferred the setback issue that exists for the development site to our site. We understood that the development site would have to be setback from the future street that would bisect their property leaving a 12' piece of land on the north side of the new road. We understood that we would be have this strip of private land between our property and the new road when we purchased our property.

Again please require that OCP be followed as contemplated. If the 12' strip is an issue of no mans land for the developer as a green space we would be prepared to purchase the land. The developer must have known about this condition and its impact to him and his setbacks hence the realignment request; we understand their predicament; but it has existed and been understood since the adoption of the OCP. To now transfer the problem to us is most unfair.

Terry crowe planning manager worked hard to align all roads in 2006. City aligned leslie Road at garden City intersection and bought 3 houses i believe. I can see all roads aligned in ocp. Aligned Road is perfect for traffic lights. Please think of our grandchildren if they want to put traffic lights in future.

We are prepared to meet as soon as possible to resolve this matter in advance of this application proceeding to Council in a few days time.

Thank you,
Kelly Gill Tel #604 710 6123

Good Morning Fred,

Sir , this application does not comply with OCP because

1. East and West of Mckim Road does not align at garden city road in Developer drawings. On PLN 23(Attached with Application) Alexandria Neighbourhood Land use Map Mckim Way is aligned on Proposed East and existing West of Mckim Way.
2. Also report from "City Spaces Consulting Ltd /16 march 2006" under paragraph PROPOSED TRAFFIC CIRCULATION there is a very clear direction with special remarks to this intersection. Copy pasted below

Changes Following the December Open Houses

Certain changes have been introduced to the proposed plan as a result of public input and staff review over the past three months as described below.

The *road system* has been changed in a number of respects. Changes have been introduced for two main reasons: to ensure that the road system is capable of accommodating peak-period vehicle traffic and to ensure greater fairness for owners whose properties will be on the new road network.

- o Realignment of several proposed new roads in order to straddle property lines, rather than run concurrent with property lines;
- o In the northwest portion, the proposed new east-west road now aligns with McKim Road, west of Garden City;
- o In the northeast portion, a new north-south road is proposed in order to provide a third access to Cambie Road.

CitySpaces Consulting Ltd./16 March 05
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3. All the roads in OCP are aligned. LESLIE is aligned at garden city intersection. City bought 3 houses to align it.
4. We can ask for more clarification from Terry Crowe Planning Manager about his intention at that time.

Fred Mckim Way is moved 12 feet to north between Garden City and Dubbert Street as per Developer Architect (Information provided to David by Developer Architect). On site it looks more than that. This makes this application NON COMPLIANT WITH OCP.

I think all this happened because Architect did not attached more detailed drawing of Mckim-Garden city intersection with dimentions.

Sir I own 4080 Garden City Road. I offer to buy that 12 feet strip of land from develpoer at fair market price. I want to see Mckim Way aligned East- West.

Can We meet on Sight ? My Tel # is 604 710 6123

Kelly Gill