

Attention: City Clerk
City of Richmond
6911 No.3 Road, Richmond, BC, V6Y 2C

To Development Permit Panel
Date: <u>Wed. NOV. 25, 2009</u>
Item # <u>5</u>
Re: <u>FARCHILD DEV. LTD.</u> <u>4000 NO. 3 Rd.</u> <u>DP 09-494545</u>

NOV 20 2009
CITY OF RICHMOND
INFO CENTRE

NOV 23 2009

2:30

Re: 4000 No.3 Road - DP-09-494545

We are owners of condo units at the Aberdeen Residence right next to the site of development – an elegant landmark next to the sky train station and the Aberdeen Mall. We are living very happily with our condos albeit experiencing with daily congestive residential parking problems.

We were sold by the developer and the Anson Realty marketing that the residents would be assigned a temporary section in the mall parkade for residential parking until a new hotel is built at the site of 4000 No.3 Rd. By then the residents parking area would be relocated over to the hotel building with a corridor connecting the two buildings together. Residents will be able to use the new hotel amenities as well.

Now the new hotel next to our building will become offices and a mall extension.

We have two imminent concerns we ask the city and the developer to address:

- 1) The proposal says it will contain 200 parking stalls with 36 stalls assigned for employees. After the relocation of 134 residential parking stalls required by the Aberdeen Residence that leaves just a handful of 30 parking stalls for visitors, handicaps and shoppers in the new building. We suggest developer to build a higher building with extra parkade levels for more parking stalls to accommodate the increasing traffic. We also recommend proper signage be erected to indicate the parking is mainly for residents and employees. All of our current 134 resident parking stalls are in covered area. But majority of the P4 level in the proposal is open parking space. We recommend the developer to add a suitable covered corridor from the P4 parking area to the entrance door of the Aberdeen Residence. As such residents will not suffer as much in wet weather walking a long way to and from their cars on the P4 level.
- 2) We believe this is unprecedented in Richmond that a developer put up a residential tower and then leased to the residents a commercial parkade for residential parking purpose. Our Strata Corporation received an invoice of \$ 33,780.42 for the property tax of the residential parkade portion in the Aberdeen mall for the year 2008. The tax rate was billed at commercial rate not residential. The residential parking lease in the Mall Parkade has not been registered by the developer hence no one in the tax department knows that portion of the Mall Parkade should be taxed at a lower residential rate, or not to be taxed at all because condo units are already taxed properly. We urge the developer to communicate with the tax department to apply residential rate to our current temporary parkade area and the future site after relocation.

Thank you for your attention to this matter.

Yours truly



Albert Luk, Rosabella Lacson, Pat Li, Kam Ho

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, November 25, 2009.

Unit Owners (906, 805, 819, 706, 605,606, 316) of
the Aberdeen Residence at 8080 Cambie Rd Richmond