

SCHEDULE 13 TO THE
MINUTES OF THE REGULAR
MEETING OF COUNCIL FOR
PUBLIC HEARINGS HELD ON
MONDAY, JULY 21, 2008

Mayor and Councillors

To Public Hearing	
Date:	July 21, 2008
Item #	6
Re:	Bylaws 8381, 8382, 8383

From: Webgraphics [webgraphics@richmond.ca]
Sent: Friday, 18 July 2008 3:32 PM
To: Mayor and Councillors
Subject: Send a Submission Online (response #393)

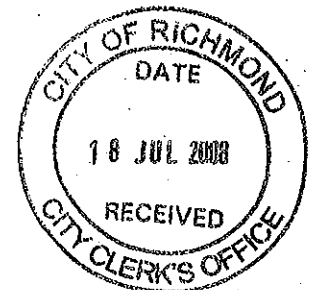
Send a Submission Online (response #393)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&pagemode=Hybrid
Submission Time/Date:	2008-07-18 3:31:25 PM

Survey Response

Your Name:	Ross Allan McCutcheon
Your Address:	8380 Lelsie Road, Richmond, BC
Subject Property Address OR Bylaw Number:	Bylaw 8381, Bylaw 8382 and Bylaw 8383
	<p>Your Worship, Richmond Council Member, City Staff, guests and neighbors: My Name is Ross Allan McCutcheon and I live at 8380 Leslie Road. It is a privilege to have the opportunity to present the following points of view regarding Bylaw 8381, Bylaw 8382 and Bylaw 8383 pertaining to the City Centre Plan and the Official Community Plan. I know everyone agrees that not enough can be said for the hard work and efforts of this council and city staff in bringing this plan forward. Genuine congratulations are in order. In moving forward sometimes it's good to reflect on the past. If you'll allow me a moment, I will refer to Mr. Thomas Kidd's 1927 History of Lulu Island's Occasional Poems; LULU ISLAND Child of the Fraser River and the sea, Fair Lulu Island where I built my home, Though I had seen fair lands ere I saw thee, I came and saw and said "No more I'll roam." Thine open lands inviting to the plough, Thy clumps of woods where spruce and cedar vie for Beauty's prize in height and symmetry And many kinds of the deciduous bough. With wild</p>



Comments:

rose bordering all, whose spring display,
Crowns every bush and festoon-links the
trees, And fills with fragrance sweet our
spring-time breeze: A beauty that no words
can e'er portray. And what a setting, Little
Gem, is thine! Olympian Gods could never
such design a border of great mountains
guard thee round With, for a clasp, Mount
Baker, crystal-crowned. Although quite
historic by now, I think Mr. Kidd's words are
not only fitting but with the Olympian tone they
are somewhat prophetic. Working forward on
this plan I think it is important to consider the
significant change scheduled for the new
Aberdeen district. Here, where over 500
persons reside in approximately 170 single-
family homes the plan is to eliminate
residential housing and replace it with a light
industrial zone. There are many people who
are interested to continue living in the area
and I think this has been successfully
demonstrated by the speed of the recent sale
of the Wall facility on Sea Island Way,
Aberdeen and the new West Cambie
properties. In comparison it is interesting to
note that the current industrial offices and
commercial units in the area are having a
difficult time renting these properties. Taking
people away from the area, in the hope of
attracting business may not be an ideal
scenario. With business properties not renting
and with the lack of residents the area may
have a blank look in the future. I had
personally hoped to one day convert our
property into a mixed-use property with office,
training institute, specialty warehouse and
residential apartment. It looked as though this
was going to be possible, until recent
announcements. This may regretfully, force
me to sell and relocate outside of Richmond.
The property fits all the requirements for
distance to and from Canada Line Aberdeen
Station, which is within a 5-minute walk. The
noise from the airport is no more significant
than that of Aberdeen's or Wall Centre's,
which are closer to the airport, or the recently
approved Orvis (Cambie) project which is
approximately 500 meters away. As a family
we enjoy the area with over 100 restaurants
within walking distance, major shopping within
walking distance, City Centre parks and my
current office is within walking distance. The
potential for future us of the Canada Line
nearing completion is starting to excite us. If a

goal is to maximize the potential for the Canada Line, then people need to be attracted to the area and not displaced as will happen to more than 500 persons. Where else in Richmond will you find property suitable to house business, rental and residential property? I request that you reconsider the change to the area and not displace people from the zone and instead convert the property zoning to the T4 category allowing for up to four stories of mixed property use. The precedence has been made with existing residential properties previously referred to in or near the area. I have already mentioned my plans and there are other property owners, which wish to upgrade their properties to include greater density. I hope that City Council will consider the pioneer spirit, which has passed over this land in the past and help forge new frontiers for the future. I look forward to further discussion and helping out in anyway possible. Sincerely yours, Ross A. McCutcheon 604-270-3844 604-512-6670 (Direct)

July 21, 2008



To Public Hearing	
Date:	July 21, 2008
Item #	60
Re:	Bylaw 8383

THE CITY OF RICHMOND

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

Attention: City Clerk's Office

Dear Mayor Brodie:

I have made amendments & corrections to my original letter such as Orvis should have been Oris. I must have fly-fishing on my mind and it will be a pleasure to present this in person at the hearing.

Your Worship, Richmond Council Member, City Staff, guests and neighbors:

My Name is **Ross Allan M^cCutcheon** and I live at 8380 Leslie Road.

It is a privilege to have the opportunity to present the following points of view regarding Bylaw 8383 pertaining to the City Centre Plan and the Official Community Plan. I know everyone agrees that not enough can be said for the hard work and efforts of this council and city staff in bringing this plan forward. Genuine congratulations are in order.

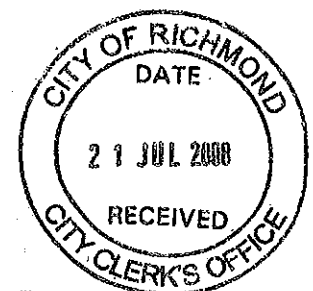
In moving forward sometimes it's good to reflect on the past. If you'll allow me a moment, I will refer to Mr. Thomas Kidd's 1927 History of Lulu Island's Occasional Poems;

LULU ISLAND

Child of the Fraser River and the sea,
Fair Lulu Island where I built my home,
Though I had seen fair lands ere I saw thee,
I came and saw and said "No more I'll roam,"
Thine open lands inviting to the plough,

Thy clumps of woods where spruce and cedar vie
for Beauty's prize in height and symmetry
And many kinds of the deciduous bough,
With wild rose bordering all, whose spring display,

Crowns every bush and festoon-links the trees,
And fills with fragrance sweet our spring-time breeze:
A beauty that no words can e'er portray.
And what a setting, Little Gem, is thine!
Olympian Gods could never such design
a border of great mountains guard thee round
With, for a clasp, Mount Baker, crystal-crowned.



Although quite historic by now, I think Mr. Kidd's words are not only fitting but with the Olympian tone they are somewhat prophetic. Working forward on this plan I think it is important to consider the significant change scheduled for the new Aberdeen district. Here, where over 500 persons reside in approximately 170 single-family homes the plan is to eliminate residential housing and replace it with a light industrial zone.

There are many people who are interested to continue living in the area and I think this has been successfully demonstrated by the speed of the recent sale of the Wall facility on Sea Island Way, Aberdeen and the new West Cambie properties. In comparison it is interesting to note that the current industrial offices and commercial units in the area are having a difficult time renting properties. Taking people away from the area, in the hope of attracting business may not be an ideal scenario. With business properties not renting and with the lack of residents the area may have a blank look in the future.

I had personally hoped to one day convert our property into a mixed-use property with office, training institute, specialty warehouse and residential apartment. Similar to a European "Shop keepers" style of housing. It looked as though this was going to be possible, until recent announcements. This may regretfully, force me to sell and relocate outside of Richmond.

The property fits all the requirements for distance to and from Canada Line Aberdeen Station, which is within a 5-minute walk. The noise from the airport is no more significant than that of Aberdeen's or Wall Centre's, which are closer to the airport, or the recently approved Oris (Cambie) project which is approximately 500 meters away.

As a family we enjoy the area with over 100 restaurants within walking distance, major shopping within walking distance, City Centre parks and my current office is within walking distance. The potential for future use of the Canada Line nearing completion is starting to excite us. If a goal is to maximize the potential for the Canada Line, then people need to be attracted to the area and not displaced as will happen to more than 500 persons.

Where else in Richmond will you find property suitable to house business, rental and residential property? I request that you reconsider the change to the area and not displace people from the zone and instead convert the property zoning to the T4 category allowing for up to four stories of mixed property use. The precedence has been made with existing residential properties previously referred to in or near the area. I have already mentioned my plans and there are other property owners, which wish to upgrade their properties to include greater density.

In June 2008 I called City contact Mr. Terry Crowe twice with no reply and finally on third call I was able to speak briefly with Mr. Crowe, he said Mr. Holger Burke would call me. Mr. Burke spoke to me explaining in our area that residences would not be allowed due to the airport and that the City has made a deal with Transport Canada and The Airport regarding a noise policy. Now I found this very interesting as I had met Mr. Crowe September 15, 2004 and he promised to keep me informed as shown in the following e-mail text:

----- Original Message -----

From: Crowe, Terry
To: Ross A. McCutcheon
Cc: Huhtala, Kari ; Fiss, Eric
Sent: Thursday, September 16, 2004 3:53 PM
Subject: RE: Plan

Nice meeting you.
Yes we will keep you informed.

Thanks
Terry Crowe,
Manager, Policy Planning,
City of Richmond,
6911 No. 3 Road,
Richmond, BC
V6Y 2C1
Tel: 1-604-276-4139
Fax: 1-604-276-4052
Email: tcrowe@city.richmond.bc.ca
www.city.richmond.bc.ca

From: Ross A. McCutcheon [mailto:ramccutcheon@telus.net]
Sent: September 16, 2004 6:14 AM
To: Crowe, Terry
Subject: Plan

Hi Terry:

It was a genuine pleasure to speak with you last night at the YVR Noise Management Information Session. I think YVR isn't getting a true picture regarding residents in our end of City Centre due to the fact most are transient and the rest have lived there so long they've grown accustomed to the noise. I plan to write YVR to let them know.

I was glad to hear that City Centre plan will be revisited once West Cambie is complete. Finally, the name I couldn't put my mind to last night is Karl Huhtala and I left a voice message request to be informed via e-mail regarding future West Cambie planning sessions. I would appreciate being placed on your information e-mail. Good luck with all your endeavours and planning and I welcome the opportunity to be part of the process.

Sincerely,
Ross McCutcheon
8380 Leslie Road
Richmond, BC V6X 1E5
604-270-7242 Office
604-270-3844 Home

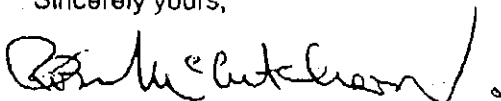
If the City of Richmond is going to restrict residential development in my area due to a New Noise Policy, my questions are:

- 1) What authority does Vancouver International Airport Authority (VIAA) and Transport Canada have in Richmond municipal matters?
- 2) What does Vancouver International Airport Authority (VIAA) and Transport Canada know about the effect of the noise in the area?
- 3) Why have we not been properly informed that there is a noise issue in our area?
- 4) I would like someone to explain why Aberdeen Centre, Wall Centre and Oris (Cambie) projects were allowed or are being allowed to be built, when they are clearly in the Noise area?
- 5) Are you going to make a change to this plan to allow residences in the area and give our properties the equal treatment that other property owners have had?
- 6) Is there anything which any council member or city contact would like to disclose tonight regarding the limitations to residences in the area and the way these changes are being pressed forward?

I strongly disagree with Gail Johnson's July 11, 2008 Memorandum to the Mayor and Councillors that sufficient notice and discussion has been made and that all interested parties have been properly consulted.

I hope that City Council will consider the great pioneer spirit, which has passed over this land in the past and help forge new frontiers for the future. I look forward to further discussion and helping out in anyway possible.

Sincerely yours,



Ross A. McCutcheon
604-512-6670 (Direct)

ramccutcheon@telus.net

604-270-3844 (Home) - 8380 Leslie Road, Richmond, BC V6X 1E5 - 604-270-7242 (Office)