

SCHEDULE 19 TO THE  
MINUTES OF THE REGULAR  
MEETING OF COUNCIL FOR  
PUBLIC HEARINGS HELD ON  
MONDAY, JULY 21, 2008

Chi-Leung Ho, Miu San Chan Ho  
4188 Hazelbridge Way,  
Richmond BC  
July 21, 2008

City Councilors of Richmond,  
Planning Department,

As the current owners and residence of 4188 Hazelbridge Way and the owners of Dorfolk Enterprise, we are shocked by the proposed bylaw 8383.

We have been living in the area for over 20 years and acquired 4188 Hazelbridge Way as a land swap deal with the Fairchild group before the new Aberdeen centre was built. We have to give up Dorfolk Place on 8060 Cambie Road, which is right next to the new Aberdeen sky-train station. Please see Figure I for an old picture of Dorfolk Place.



Figure I. Dorfolk Place was a very nicely build little street mall. We had to change architect a number of times and special order materials from afar to ensure we had a building that would made an appealing streetscape and was visually suitable for the neighbourhood.

The main motivation for the land swap was that we understood that Cambie and No 3. Road would look very awkward with the little Dorfolk Place right next to the new Aberdeen centre and the sky-train station. We wanted to ensure the area would look nice

for the visitors and the residence of Richmond. Under this un-selfish motivation, we were willing to swap the land at a fairly low value with the Fairchild group, as we understood that would be most beneficial to the streetscape for No. 3 Road and Cambie Road. We proceeded even we were aware that 8060 Cambie Road was zoned for hotel development that had very high FAR and there was a pending sky-train station.

However, we did expect that we can at least rebuild a new Dorfolk Place on 4188 Hazelbridge Way. We have repeatedly asked the Fairchild group to communicate our intention to the city on our behalf. All feedback we have until now were positive that we one day rebuild a new nice looking Dorfolk Place on 4188 Hazelbridge Way to serve the visiting tourists, the residence of Richmond and the City of Richmond.

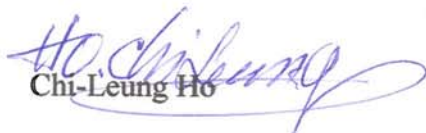
With the new proposed bylaw 8383, our hope of rebuilding is squashed. 4188 Hazelbridge Way would become industrial land or a park; our land value would plummet. We felt our good deed to help develop the City of Richmond was answered by a severe penalty.

We are asking the city council to amend the proposed bylaw 8383 to allow 4188 Hazelbridge Way be developed into a hotel and update the surrounding 4 properties<sup>1</sup> to be the same zoning as the Aberdeen center. We understood the intention of the city is to have larger scale developments, which is the reason for including the nearby 4 properties. We have asked the property owner to sign a separate letter to the city council for the proposed amendment.

I ask the city councilors to look beyond the current situation and zoning logic and be compassionate to us by granting the requested zoning in the 2031 planning timeframe in the amended bylaw. It would be a great lost to our city and us if the bylaw 8383 were to be passed as-is.

By virtue on our handling of the old Dorfolk Place, we had already proven that we have the heart, vision and capability to develop a nice new Dorfolk Place to complement the surrounding area and the new Aberdeen center. We ask the city councilors not to shut us out by allowing our lands to become industrial or a park land but to become the same type of zoning as the hotel at No.3 Road and Cambie Road.

Sincerely,

  
Chi-Leung Ho

  
Miu San Ho

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<sup>1</sup> 8391 Browngate Road, 8411 Browngate Road, 8400 Brownwood Road, 8420 Brownwood Road



Concerned owners in the  
Aberdeen neighbourhood  
July 19, 2008

Richmond City Council,  
Planning department,

We are a group of property owners who have properties bounded by Hazelbridge Way, Browgate Road, Brownlea Road and Brownwood Road. Together we represent an area of approximately 5000 square meters that is 250 meters from the Aberdeen Sky-train station. Please see Figure I below. We are writing to you regarding the city bylaw 8383 proposed by the city.



Figure I.

The new bylaw 8383 designated the mentioned area to "Industrial Reserve" and may even be configured into a park. However, it is our opinion that the parcel, because of its proximity to the new Aberdeen Sky-train station and Aberdeen Center, should be designated to the "Urban Center T5". This is the same designation that Aberdeen center will be attributed to under the proposed bylaw.

We believe such designation would also help to move the city's vision to reality quicker. It would facilitate the realization of a pedestrian-friendly, transit oriented high street along the Hazelbridge Way corridor. The similar building facets on both side of Hazelbridge Way would greatly enhance the visiting experience of hotel tourists and paint a lively image of the city of Richmond on their mind.

Without the T5 designation, the full potential of the Transit Oriented Development vision may not happen at all for our area or may take much longer time to develop. This would represent a terrible lost of the investment made by the city on Sky-train and surrounding

upgrades. It would also limit the potential of our lands as the current plan would undoubtedly negatively affect the land potential of our properties.

We sincerely request the city council and planning committee to include our lands as part of the "Urban Centre T5" plan and adjust maps in bylaw 8383 section 2.2.1, 2.2.3, 2.2.3a, "Generalized Land Use Map (2031)" and "Specific Land Use Map: Aberdeen Village (2031)" accordingly.

Regards,

CHAN MIU SAN  
HO, Chi-keung  
Owner 4188 Hazelbridge way

Charles Dean  
Owner 8411 Browngate Road

CHEN SHUI YING  
Owner 8391 Browngate Road  
LIN CHI-YUNG  
Owner 8400 Brownwood Road

Owner 8420 Brownwood Road

upgrades. It would also limit the potential of our lands as the current plan would undoubtedly negatively affect the land potential of our properties.

We sincerely request the city council and planning committee to include our lands as part of the "Urban Centre TS" plan and adjust maps in bylaw 8383 section 2.2.1, 2.2.3, 2.2.3a, "Generalized Land Use Map (2031)" and "Specific Land Use Map: Aberdeen Village (2031)" accordingly.

Regards,

Owner 4188 Hazelbridge way

Owner 8391 Browngate Road

Owner 8411 Browngate Road

Owner 8400 Brownwood Road

陳銘峰  
陳昇政

Chen Ming Fong

CHEN SHENG-CHENG

Owner 8420 Brownwood Road