

SCHEDULE 4 TO THE MINUTES OF THE
REGULAR MEETING OF COUNCIL FOR
PUBLIC HEARINGS HELD ON MONDAY,
JANUARY 18, 2010.

**TREE ISLAND
INDUSTRIES LTD.**

To Public Hearing	
Date:	<u>Jan. 18, 2010</u>
Item #:	<u>2</u>
Re:	<u>Bylaw 8557</u>

January 12, 2010

City of Richmond
City Hall
6911 No. 3 Road,
Richmond, B. C., V6Y 2C1

Attention: Mr. David Brownlee Planner

Dear Sirs and Mesdames:

Proposed Hamilton Transit Centre – Rezoning Application RZ-09-484669

Tree Island Industries Ltd. is the owner of the lands located at 3933 Boundary Road. This parcel is bound by Boundary Road to the east and River Road to the south.

Until their recent sale to South Coast British Columbia Transportation Authority (“Translink”), Tree Island also owned the two parcels of land that form part of Translink’s rezoning application being PID 000-993-280 Lot 89 Section 25 B5N R4W NWD Plan 34545 (“Lot 89”) and PID 000-995-142 Lot C Except: Firstly: Parcel One Reference Plan 49341 (“Lot C”).

We were recently surprised to learn that Parcels E, B, C and F of Plan 49866 (the “River Road Parcels”) have been acquired by Translink and are now shown as being within the fenced perimeter of their Preliminary Site Plan. The River Road Parcels were sold to Translink by BC Transport Finance Authority without any notice to Tree Island or any other public notice that we are aware of.

When Tree Island sold Lot 98 and Lot C to Translink in 2009, we fully expected River Road would remain in public hands and would continue to provide unrestricted emergency vehicle access, commercial vehicle access, rail access and public access to our main entrance and our employee parking lot.

With Translink’s acquisition of the River Road parcels and the proposed closure of River Road, Tree Island’s 37 Acre site will no longer have any road frontage in Richmond.

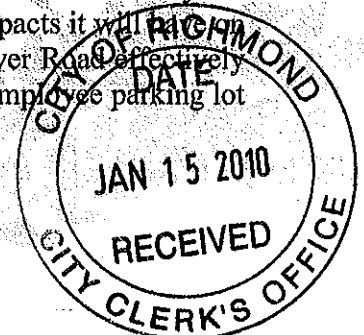
Obviously this raises concerns regarding the current access to our site and in the longer term may have significant implication with respect to future servicing requirements or development at Tree Island.

The Richmond Planning and Development Department staff Report to Committee (December 10, 2009) remarks with favour, the new jobs that will be created by the creation of the Transit Center. It does not mention the negative impacts it will have on the existing private sector jobs at Tree Island. The closure of River Road effectively eliminates access to Tree Island’s existing main entrance and our employee parking lot

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**TREE ISLAND
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entrance. It also eliminates the current rail access to our property and will negatively impact utility access to our site. In short it will have major negative effects on our operations.

We are disappointed that in its previous discussions and negotiations with us with respect to Lot 89 and Lot C, Translink did not advise us that they would be acquiring River Road and Boundary Road Parcels and closing public access to both. If they had we could have addressed the issue at that time..

We have recently discussed the issue with Translink but they have only been willing to offer a limited easement that is not sufficient to meet our needs.

We ask that until such time as Translink and Tree Island reach agreement as to the terms of a private registered access easement road over portions of the River Road and Boundary Road Parcels the City:

- (a) Refuse to rezone the Translink parcel, and
- (b) Do not close Thompson Road and do not transfer it to Translink,

We thank the City for its consideration of this vital mater.

Sincerely,



Stephen Ogden

VP Operations

cc: Mayor and City Council
David Weber, Richmond City Clerk
Brian Jackson, Richmond Director of Development
Peter Maitland, Tree Island