

**Schedule 4 to the Minutes of
the Council Meeting for
Public Hearings held on
Tuesday, May 22, 2012.**



May 18, 2012

The Mayor and Council,
City of Richmond,
6911 No. 3 Road,
Richmond, BC, V6Y 2C1
Via Fax: 604-278-5139



To Public Hearing	
Date:	MAY 22, 2012
Item #:	3
Re:	8884

Dear Mayor and Council:

RE: Development Application by Onni at 7731 and 7771 Alderbridge Way, Richmond

We are the owners of the property at 7851 Alderbridge Way and the property at 7280 River Road in Richmond. We have owned these properties since 1968 and 1972 respectively. As the Mayor and Council is aware, we established and have been operating two family owned manufacturing Companies, namely Ebco Industries and Advanced Cyclotron Systems Inc. at these premises since 1969. Currently, there are about 300 employees between the two Companies ranging from Engineers and Scientists to uniquely qualified technicians and licensed tradesmen.

We are well aware that with the availability of the Canada line, ours and other adjacent lands in the area have become suitable for redevelopment to "higher land uses" including commercial and high density residential. To this end, we, as the owners of these lands for over 44 years, wish to ensure that re-development of any properties in our immediate vicinity do not in any way interfere with the current and future "highest and best" land use of our lands. May we respectfully submit that the highest land values and the equity in our lands are critical to the operation & success of our current Companies. Furthermore, protecting the "highest and best" land values is even more critical for the future relocation of the current Companies.

For all of the above reasons, we must respectfully inform the Mayor and Council of our objections related to "View Corridor" considerations included on Page 10 in the Report (File RZ 11-585209) from Director of Development to Planning Committee dated April 10, 2012 in support of application by Onni for properties at 7731 and 7771 Alderbridge Way from Industrial Retail to High Density Low Rise Apartments. We firmly believe that any view corridor considerations, implied or express by the City of Richmond, for this application will adversely affect the market value of our property at 7280 River Road.

Your Worship Mayor Brodle and esteemed Councilors, we have owned the property at 7280 River Road since 1972 and we do not **now** want the future market value or the redevelopment potential of this property diminished or limited or constrained in any way by virtue of the expectations for a view corridor directly opposite our property mentioned in a City of Richmond Planning Report. Furthermore, we believe any consideration of a view corridor by the City of Richmond in favor of a private property owner is equivalent to Council conferring a significant benefit for that developer while at the same time negatively impacting our lands as the view



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corridor is being given or implied over our lands thus limiting or diminishing or causing additional constraints on our lands.

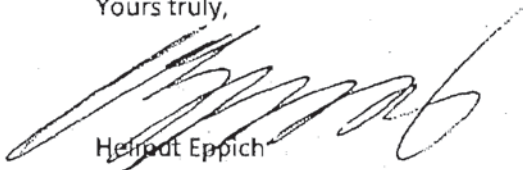
Given that any view corridor considerations, however minimal, still negatively affect our property at 7280 River Road and 7851 Alderbridge (in way of future redevelopment), we must respectfully request the Mayor and Council to NOT grant any view corridor considerations to the above development and that the current view corridor language be removed entirely from here on prior to any further approvals.

We are hopeful that the Mayor and Council would grant our request given that:

- our request only seeks to protect our lands and does not in any way limits the scope of the above development.
- that we have owned these lands for over 44 years.
- that the success of our two Companies, Ebco Industries and Advanced Cyclotron Systems Inc, with 300 highly paid jobs and growing heavily depends on the continuing " highest and Best " land values for financing of the two Companies.
- we have been a strong Corporate stakeholder for the City of Richmond providing significant support to the city of Richmond 's cultural goals including Museums , etc.

We will be pleased to meet the Mayor and Council in person should it be so required.

Yours truly,



Helmut Eppich
Chairman of the Board



Richard Eppich
CEO and President

CC :

George Duncan, CAO, City of Richmond (Via email: gduncan@richmond.ca)
Brian Jackson, Director of Development (Via email: bjackson@richmond.ca)