



June 18, 2004

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

To Public Hearing	
Date:	July 19 2004
Item #:	J3
Re:	Bylaw 7739 6211 No. 3 Rd

		INT
	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

8060-20-7739

Attention: Urban Development Division

To Whom It May Concern:

RE: FILE # R2-04-260971 [REZONING APPLICATION]

With respect to the Rezoning Permit Application by Andrew Cheung Architects Inc. re: 6211 No. 3 Road, Richmond, B.C. from G2 to Downtown Commercial C7 Mixed Use Retail/Commercial/Residential tower which includes a parkade:

As Agent for the Owners of the Strata Corporations residing in **Three West Centre** (the adjoining property) where there is a residential tower (The Wellington – LMS 3017) comprised of 62 suites at 7878 Westminister Highway; a mixed use retail/commercial complex (LMS 3045) comprised of 24 units at 7900 Westminister Highway & 6061 No. 3 Road; and an office tower (LMS 3085) comprised of 203 units located at 6081 No. 3 Road, - all of which utilize and depend on the **parkade facility** located on the adjoining **Three West Centre** property (of which the owners contribute towards the maintenance and upkeep of same) which is owned and managed by Crestwell Realty (120 – 6011 No. 3 Road, Richmond, B.C. V6Y); we note the following concern:

The parking facilities provided for in the C 7 re-zoning application (6211 No. 3 Road/Saba Road) in our owner's and tenant's viewpoint, are not sufficient for this type of proposed project. Accordingly, it is expected that the tenants, owners, clients, customers, etc., of this project will be also using the Three West Centre parking facility (which is open for public use as required by easement agreement with the City of Richmond) whereupon there will not be enough spaces left for the owners, tenants, customers and employees of Three West Centre. The Three West Centre parkade is currently running at 90/95% percent capacity.

As such, as Agent for the Owners, on behalf of the owners of Three West Centre, we strongly oppose the C 7 rezoning application for the above noted address.

Yours truly,

CROSBY PROPERTY MANAGEMENT LTD.
Agent for the Owners

Roger Brandon
Senior Property Manager
Direct Line: (604) 689-6952

**Schedule 3 to the Minutes of the
Public Hearing meeting held on
Monday, July 19, 2004.**

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