

Facsimile Transmittal

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		INT
	DW	
	GJ	<i>GS</i>
	KY	
	DAW	
	DB	
	WB	

Date July 7, 2005

Fax (604) 278-5139

To City of Richmond
Attn David Weber
Director, City Clerk's Office

To Development Permit Panel	
Date:	<i>JULY 13/05 290213</i>
Item #:	<i>2</i>
Re:	<i>12251 No 2 Road</i>

From Darryl Wong *DW*

Re Development Permit #DP 05-290213
12311 No 2 Road and the rear portion of 12251 No 2 Road

Total number of pages, including this cover sheet: 2

We are in receipt of your notice for a hearing as applied for by Applicant – Suncor Development Corporation/Centro Development Ltd /ASJ Enterprises, for the property known as Development Permit #DP 05-290213, 12311 No. 2 Road and the rear portion of 12251 No 2 Road

We represent the ownership of the property known as 12280-12320 Trites Road, an improved multi tenant industrial building

The Ownership requests that its rights to operate in an industrial zoned property not be adversely affected by the encroaching residential zoning

Our experience in different locales, is that when residential uses replace commercial businesses, eventually residents complain to the City to either eliminate, severely restrict, or cause hardships upon the operations of the commercial businesses. Purely as an example, an auto body repair shop operates perhaps seven days a week at varying hours, when housing is located adjacent to the business, the residents would require the businesses to change their operating hours to appease the residents

In our instance, the property has been light industrial, and now is rapidly changing to residential. Our request is that there be no hardships upon the commercial businesses as a result of the presence of residential development

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Please give consideration to grandfathering the long standing uses of businesses operating before the changing of zoning to residential so as to not be adversely burdened by any complaints or mitigating factors

If you have any questions or need additional information, please do not hesitate to contact us.

Thank you for your kind attention in this matter