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To Public Hearing
Date: March 20/06
Item # 6
Re: Bylaw 8029

City of Richmond
6911 No 3 Road,
Richmond BC V6Y 2C1
Attention Mayor Malcolm Brodie.
18 March 2006

Dear Sirs, West Cambie Area Development Plan

With reference to the above I have been attending with great interest the Public hearings. At the last public meeting as an interested citizen of Richmond I requested the base data upon which your committee has used in their assumptions relating to the infrastructure, equitability of cost distribution and definitive programs and arrangements associated with the development.

This was agreed to be made available by Terry Crowe and Fred Lin. This information has not been provided therefore constructive comments upon the plans cannot effectively be made.

From a preliminary review of what is available, I believe that some of the basic assumptions taken in the plan implementation are flawed, not based upon detailed analysis or have no positive plans for implementation.

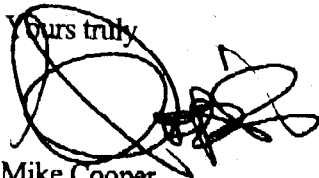
This development is a major one for not only the City of Richmond, but for the entire Lower Mainland Community.

Without going into specific details, my concerns include:-

- Basis of design of infrastructure (no traffic study completed)
- Control measures for traffic flows, street parking, security.
- Allocation of costs which are city's responsibility onto local DCC.
- Defined policy and implementation plans for child care facilities, affordable housing, seniors housing and assurance that monies collected for these purposes will be applied to that specific use.
- Equitable system for local DCC allocation with respect to common area charges.

Adoption of this plan as it stands is premature, even with the minor modifications that your staff are recommending (which I totally endorse as moving partially to a fairer distribution of common area costs).

I request that further information meetings are held to fully inform the public of proposed commitments required of the City, prior to acceptance of the plan as currently proposed.

Yours truly


Mike Cooper
Development and Construction Manager.

Schedule 21 to the minutes of the Public Hearing Meeting held on Monday, March 20th, 2006

