



Morgan Industrial Holdings Inc.
 1700 Savage Road
 Richmond, British Columbia
 Canada V6V 3A9
 Tel: 604-247-0035

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	WB	

DV 05-307913

November 29, 2005

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

Dear Sirs:

Re: Notice of Application, Permit DV 05-307913

We own the property at 1700 Savage Road, directly opposite the property that is the subject of the above referenced application. Unfortunately, prior commitments prevent me from attending your meeting on November 30 relative to this application and therefore have written to express our concerns.

I have limited information about this proposed development as we have not been provided with any details of the proposal or the reasons for the application to relax the setbacks. However, it does seem that such is required to permit more parking and the construction of a high-density multi unit building. We understand that this complex is expected to have about 20 units and it is not unreasonable to expect that this will add 60 cars daily to this small neighborhood.

In our view the present set back requirements were conceived and designed to achieve a two-fold purpose:

- a) to create a pleasant landscape buffer between the street and the buildings & parking area; and
- b) to restrict the building envelope and achieve a balanced floor space to site area ratio.

Most of the Richmond industrial zones have done an excellent job of maintaining and promoting development within these or similar restrictions and, in my opinion, the result is that the Richmond industrial areas are now achieving the standards of other new industrial communities. It is one of the reasons our business decided to move here and we do not wish to see a step backwards.

While the issue of the .36m relaxation along Knox Road is not particularly significant, we strongly object to your permitting the loss of 50% of the landscape buffer along Savage Road. This will only create a bumper to bumper effect of the cars on the street and cars in the parking lot and no green space in between. This is exactly what the by-laws were created to avoid.

Finally, when we acquired our lands and built our building in 2003, we did so within these restriction and we had to make compromises. I am sure the other owners in the neighborhood have done the same. I do not think that there is any compelling reason to now change the rules and set a precedent that will see a permanent erosion of green space.

Yours truly

Roger J Robillard
 President

MORGAN

Morgan Industrial Holdings Inc.
1700 Savage Road
Richmond, British Columbia
Canada V6V 3A9
Tel: 604-247-0035

December 12, 2005

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

By Fax: 604-276-4052

Attention: Kevin Eng

Dear Sirs:

Re: Notice of Application, Permit DV 05-307913

This is a follow up letter to our letter of November 29 and today's phone call with respect to the above referenced application.

We have now had the opportunity to review the application and drawings for the proposed development. From our perspective, this is essentially a 28,000 square foot high occupancy building in an industrial zone. The 38 car parks are essentially reduced to 22 when a light manufacturing or storage use requires access to the 16 loading points. It is not uncommon for such a 1,600 square foot unit to require 5 - 6 car parks for employees and customers. This would be an addition of some 70 cars to the street and create a disruption for the entire industrial neighborhood.

Consequently, we object in the strongest terms to this project proceeding as planned and have referred this matter to our legal counsel. The proposed congestion could, in particular, have some financial consequences and risks to our business as we are located directly opposite. Large tractor trailer units will not be able to maneuver through a congested street. We expect that this congestion will result in the need for forklifts to access the street to unload cargo.

We would like your office to provide us with details regarding the authority of your office to vary the design regulations. Where is the discretionary power found to permit such variations and what are the principles and guidelines with respect to such discretion? What are the considerations when making such a determination? Our project was designed within the guidelines and bylaws. Needless to say it is annoying to have to waste our time arguing to preserve what the City's Planning department created.

We also understand that there is another hearing scheduled but we have received no notice of such?

Yours truly


Roger J Robillard
President

cc. Hobbs & Giroday, Barristers & Solicitors
cc. City of Richmond, Legal Department
cc. Neighbours