

**Weber, David**

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**Subject:** FW: West Cambie Area Plan Bylaw No. 8029

-----Original Message-----

From: Morris, Phil [mailto:Phil.Morris@coastmountainbus.com]

Sent: Wednesday, 15 March 2006 2:00 PM

To: Crowe, Terry

Subject: West Cambie Area Plan Bylaw No. 8029

> Terry Crowe, Manager Policy Planning

> Policy Planning Department

> City of Richmond

> 6911 No. 3 road

> Richmond, BC V6Y 2C1

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> Dear Mr Crowe:

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> RE: West Cambie Area Plan Bylaw No. 8029

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> The following is a copy of the letter sent to the Mayor and Councillors Tuesday March 14, 2006. Please accept our apology for not copying you on the original letter.

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> Dear Mayor and Councillors,

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> In 1975 we purchased the duplex at 9611 / 9613 Alexandra Rd. The City's West Cambie Area Plan Bylaw No. 8029 has designated our property as "South Greenway". We are not entirely opposed to that designation but we believe that the City has not followed some of it's own guidelines. The City has a guideline regarding "sharing the negative effect with neighbouring properties". The West Cambie Area Plan Bylaw sections (8.2.4) & (8.2.5) state that developers cannot "Orphan" smaller parcels of land. We believe the South Greenway designation creates a "negative effect" for our property, as it's unlikely any developer(s) would wish to acquire it. That means we must wait for the City to acquire our land at some future unspecified date. After thirty-one years of living in this peaceful greenbelt-like area, we do not wish to remain living here surrounded by construction, noise, dust and the general disruption associated with re-development. We feel that this designation, as it currently applies to our property, will force us to live in the midst of a construction zone until the City is ready to acquire our property.

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> There are other properties with Greenway and Core Park designations, where no change or alteration of the plan is possible. In our case, we believe a small change will help mitigate the negative effect. We propose shifting the South Greenway slightly (approximately 43 feet) to the east or the west, just as the north-south arterial road has been shifted to share it's negative effect. Shifting the South Greenway would accomplish two things: 1) It would "share the negative effect" with a neighbouring property and both properties would carry South Greenway and Residential designations. 2) Because the Bylaw does not allow for "orphaned parcels", the developer(s) would then be required to purchase both properties. We believe that shifting the South Greenway in one direction or the other would not negatively impact the aesthetics of the Core Park or the Environmentally Sensitive Area and it would still link the two parks. At some future date, the City can acquire the land for the South Greenway from the developer(s). After all, the developers have initiated this process, why not let them be the ones who have to wait?

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> If the requested change is not implemented and re-development is allowed to proceed, we will be living in the midst of a construction zone. The adjacent properties will be raised in elevation by at least one metre and will most likely put our property at risk for flooding. We recall a similar situation that resulted from the development of California Pointe. A Jacobs Rd. home owner experienced significant flooding on his property after adjacent properties were raised by one metre or more. The developer

denied responsibility and the City denied responsibility. Once the lands adjacent to our property have been raised and developed, who will be accountable for any damage due to flooding? How many years will we have to endure, before the City decides to acquire our property? Please consider asking the Planning Committee to make this small change before the West Cambie Area Plan Bylaw passes second reading. If the plan is changed as requested, we will be both relieved and grateful.

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> Yours sincerely,  
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> Shirley Morris  
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> Phil Morris  
>  
> Landis Morris  
>  
> (Co-owners and residents of 9611 / 9613 Alexandra Rd.)  
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