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March 13, 2006

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

Attention: Mayor, Councillors & George Duncan

8060-208029

Dear Sirs:

Re: West Cambie Development Plan

All expenses related to the West Cambie redevelopment are being absorbed by the development including city staff expenses. \$500,000 and two years later the city has floated a plan that essentially states "We do nothing, developer driven, market driven."

If development does not happen now in the hottest real estate market and the best economic climate in history with developers ready to apply for zoning accounting for over 50% of the area with more parcels being optioned, then when?

The biggest impediment is the heavy burden on some properties that have to pay for north south roads for every ones use. These properties loose FAR and have to pay for road development. What is the point of planning for traffic and safety if north south roads are left orphaned to be built fifteen years later? West Cambie will be a hodgepodge piece meal development that the implementation plan aimed to avoid.

Incentives above and beyond market values and construction cost coverage should be provided with respect to north south road properties in order for them to be built before any other development. Having roads built first will spur full and orderly development creating cash flow for other amenities. Minimum parcel size development standards laid out in the West Cambie area plan should be strictly enforced to prevent orphaned properties.

Dcc or contributions by development for road properties and their construction cost should be applied to all land (not build able) including church and commercial. This is the fairest formula since all land values in the West Cambie are fairly equivalent.

Thank for your attention to this matter.

Jessie Newman

