

Schedule 20 to the minutes of the Public Hearing Meeting held on Monday, March 20<sup>th</sup>, 2006



<b>To Public Hearing</b>	
Date:	March 20
Item #:	6
Re:	Bylaw 8029

His Highness Prince Aga Khan Shia Imami Ismaili  
Council for British Columbia

March 17, 2006

Ref: 714-052/06

City of Richmond  
Urban Development Division  
6911 No. 3 Road  
Richmond, BC V6Y 2C1  
Email: [tcrowe@richmond.ca](mailto:tcrowe@richmond.ca)

ATTENTION: Mr. Terry Crowe, Manager, Policy Planning  
Policy Planning Department

Dear Terry:

RE: PROPOSED ASSEMBLY HALL,  
9560, 9580 CAMBIE ROAD, 9531, 9551, 9571 ODLIN ROAD

We are writing this letter further to our many meetings and conversations to confirm our position on the issues that impact the Ismaili community's proposed Jamatkhana development in the West Cambie Area. As you know a large number of Ismailis settled in Richmond over 30 years ago and still attend prayers at a converted warehouse currently leased on Alderbridge Way. We are, therefore, excited about our development and look forward to working with the City and its residents to build a Jamatkhana in Richmond.

Richmond is the last municipality in BC where a large population of Ismailis lives without a permanent Jamatkhana.

We have been part of the planning process for the West Cambie Area since it started and subject to the resolution of our concerns, we feel that the West Cambie Area Plan is, overall, a dynamic, forward thinking Plan that will create a community that will be a great asset to the City of Richmond.

Our concerns are primarily related to the fair and equitable compensation of privately owned land used for public purposes and the construction costs associated with north-south public road ways.

In our discussions and correspondence with you and other members of City Staff, we expressed our view that the north-south road adjacent to our site is not necessary for the development of the Jamatkhana; access can be created on Cambie and Odlin. We agree with your conclusion, however, that the subject road is necessary to service the neighborhood in which the Jamatkhana is expected to be built. We also understand that in order for the road to be built within the parameters of the Area Plan, approximately 0.75 acres of our property will be required for public road development.

The West Cambie Area Update Report and the Draft Area Plan was released on February 17, 2006. Upon review, we were dismayed to learn that the Plan called for us to give up approximately 0.75 acres of land without any compensation and also required us to pay for the construction of the road. Needless to say, we do not feel this is a fair or equitable solution.

After the release of the Report and Draft Area Plan, we participated at a series of meetings to express our concerns and to hear the concerns of other interested parties. Many of us shared common concerns and requested that Staff reconsider the position outlined in the Update Report.

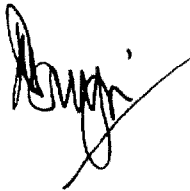
We commend you and your colleagues for your openness and agreement to shift your initial position from that which was stated in the Area Update Report. We understand from our discussion that you will now propose to Council a plan which incorporates two fundamental principles. The first is that land owners required to dedicate land for public use for roads, like in our case, will be compensated at fair market value for the loss of land. The second principle is that the cost of public road development will be a shared responsibility.

We fully support these principles.

Our track record is one of successfully creating buildings and site plans that enhance and fit seamlessly into the surrounding community they serve. We look forward to continuing to work with the City to develop a facility that would form an integral part of the community.

Thank you again for the opportunity to provide our feedback.

Yours truly,

A handwritten signature in black ink, appearing to read 'Nazim Panju', with a long horizontal stroke extending to the right.

Nazim Panju  
Executive Officer

cc. Mr. Joe Erceg, General Manager, Urban Development