



March 14, 2006

Terry Crowe
Manager, Policy Planning Division
City of Richmond
6911 No. 3 Road,
Richmond, BC V6Y 2C1

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

Re: West Cambie Neighbourhood Plan/West Cambie Local Area DCC's – Richmond BC

Dear Mr. Crowe:

We are writing in comment to the West Cambie Area Plan and Development Cost Charges brought forward by the City of Richmond For Public Hearings on, respectively, March 20 and March 27, 2006.

As a developer with interests in the Area, I would like to share with you some of our concerns regarding the costs of the Plan.

Although we agree in principle with the Area Plan's general layout and implementation, we must express concern in regards to costs and our responsibility as a front end developer to shoulder a large part of these costs.

In addition to the Citywide DCC's and the front end cost of the infrastructure and road services, we feel the onerous charges for the Alexandra Amenities, particularly the Affordable Housing levy (in addition to childcare, streetscape and plan development levies) are cause for pricing of these units to be beyond reach of the very people we are trying to provide homes for.

Although we are currently assessing the refundable \$2.57/bsf Local Area DCC (as explained by H. Burke) in lieu of sole developer cost (for front ending acquisition and road improvements to all north south roads) to establish whether this will truly be a benefit, we hope you will consider further lessening the burden on all front-end developers. This will allow a fair and just land cost paid to the current landowners in the Area and a reasonable cost for the multifamily residential units that we hope to provide in the new Plan.

Other concerns with the Area Plan include the inclusion of Environmentally Sensitive Area acquisition/development in the Local DCC's. ESA's serve as "lungs" for the whole region, not just for the West Cambie Neighbourhood. ESA's do not have trails through them; they are not a recreation amenity. They serve as a natural reserve. Therefore, this land should be acquired and developed through city wide DCC's that are shared throughout the municipality.

Finally, regarding orphan lots: although it was stated at the public hearing that individual situations will be reviewed, orphan lots are still being listed as any lot size below one hectare (2.47 acres). Planning should strongly consider reducing this size to a 2 acre lot, considering most properties in the Area Plan are one acre in size. This would relieve most current property owners while also allowing developers to work successfully with a two property assembly if need be, provided it was planned thoughtfully and properly.

Thank you for considering our statements in making your decision on the West Cambie Area Plan and related DCC's.

Yours truly,

POLYGON ODLIN HOMES LTD.

A handwritten signature in black ink, appearing to read 'Steve V. Jedreicich', written over a white background.

Steve V. Jedreicich
VP, Development

cc: file