

SCHEDULE 1 TO THE MINUTES OF THE REGULAR MEETING OF COUNCIL FOR PUBLIC HEARINGS HELD ON MONDAY, JULY 17, 2006.

		INT
✓	DW	
✓	GJ	JK
	KY	
	DAW	
	DB	
	WB	

Joe Jay Holdings Ltd.
13191 Princess Street
Richmond, BC V7E 3S1

(Tel) 604-272-5758
(Fax) 604-272-0901
(e-mail) philipwong@soojerky.com

July 7, 2006

To Public Hearing
Date: <u>July 17, 2006</u>
Item #: <u>4</u>
Re: <u>Bylaw 8077 +</u>
<u>Bylaw 8078</u>

8060-20-8078
8060-20-8077

Cecilia Achiam
Urban Development Division
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1

Dear Cecilia Achiam,

CC: David Weber, Director, City Clerk's Office
RE: OCP Designation Amendment (Bylaw 8077), Zoning Amendment (Bylaw 8078)
RZ 04-286813
Received July 7, 2006

We, the owners of the three properties 13191 Princess Street, 6240 London Road, and 6011 Dyke Road oppose the following OCP Designation Amendment:

Locations: 13251 Princess Street, 13191 Princess Street [the east ±40 m], 6211 Dyke Road and 6240 London Road
Applicant: Oris Development (London Landing) Corp
Purpose: to amend to designate the aforementioned locations from "Mixed Use" to "Residential" to permit the construction of a 16 unit over parkade multi-family residential development

We feel that our intended use of the land will be affected by the proposed bylaw change, as it will restrict us from future development of the properties as well as expansion on our current businesses, notwithstanding the fact that the OCP Designation Amendment includes our properties and yet was submitted without our knowledge.

Furthermore, regarding the Zoning Amendment (Bylaw 8078) RZ 04-286813, this does not directly affect our properties and business and so leave the issue of the Zoning Amendment to the City of Richmond.

Thank you for considering our opposition to the above matter (OCP Designation Amendment). Kindly respond to confirm receipt of this letter as soon as possible, as well as the result of the hearing on Monday, July 17, 2006.

Best Regards,

Philip Wong, President (Owner)
Joe Jay Holdings Ltd.

Soo Wong, Secretary (Owner)
Joe Jay Holdings Ltd.

Johnson, Gail

From: Weber, David
Sent: Wednesday, 12 July 2006 9:59 AM
To: Johnson, Gail
Subject: FW: Opposition to OCP Designation Amendment for 13251 PRincess Street and 6211 Dyke Road (RZ 04-286813)

From: Achiam, Cecilia
Sent: Wednesday, 12 July 2006 9:53 AM
To: 'Joseph Wong'
Cc: Lamontagne, Jean; Philip Wong; Crowe, Terry; Weber, David
Subject: RE: Opposition to OCP Designation Amendment for 13251 PRincess Street and 6211 Dyke Road (RZ 04-286813)

Joseph,

I spoke with Mr. Philip Wong , owner of 13191 Princess St. and 6240 London Rd, this morning. He indicated that he would like to preserve the "mixed use" option for these two sites and will be objecting to the OCP land use amendment to "residential" at the Public Hearing on Monday, July 17. The Public Hearing is the opportunity for the public to speak directly to Council about concerns with respect to an OCP amendment. Mr. Wong confirmed that he and Mr. Dana Westermarck, the applicant for the proposed rezoning at 13251 Princess Street and 6211 Dyke road, spoke yesterday. I have no information on the content of their conversation.

The gentleman who came in to the City to inquire about building a suite above the beef jerky factory was David Ho, an architect also representing Philip Wong. This was confirmed by Mr. Wong.

I have clarified with Mr. Wong that I will not be responding separately to his various representatives to minimize miscommunication since he and I have spoken directly this morning. A copy of your letter has been forwarded to City Clerks to ensure that it would be included in the package for Council.

Regards,

Cecilia Achiam, BCSLA, MCIP
Senior Planner, Urban Design
City of Richmond
p. (604) 276-4122
f. (604) 276-4052

From: Joseph Wong [mailto:joseph@soojerky.com]
Sent: Tuesday, 11 July 2006 9:42 AM
To: Achiam, Cecilia
Cc: Lamontagne, Jean; Craig, Wayne; Philip Wong
Subject: Re: Opposition to OCP Designation Amendment for 13251 PRincess Street and 6211 Dyke Road (RZ 04-286813)

Hi Cecilia,

Thank you very much for your prompt response to this issue. I do have some questions - who is this

2006-07-12

realtor whom you are referring? I am not aware that we have a realtor.

Also, why does the OCP land use amendment apply to our properties (13191 Princess Street, 6240 London Road)? Why was this amendment made without or prior knowledge or authorization? We had went to city hall regarding this issue last week and we were informed that this would have a significant impact on our properties - you would probably understand my deep concern over receiving two different pieces of information.

Finally, who is attempting to build a residential suite beyond the permitted caretaker's unit on my property? Or are you referring to the property owner of 13251 Princess Street and 6211 Dyke Road? Please note that there are two separate entities here - we are not associated or affiliated with the owners of 13251 Princess Street and 6211 Dyke Road.

We have no issues with the rezoning of the two properties 13251 Princess Street and 6211 Dyke Road, but we do oppose the OCP land use amendment change proposal that affects our properties (13191 Princess Street, 6240 London Road).

Thank you and best regards,

Joseph

Achiam, Cecilia wrote:

Joseph,

I have just met with your realtor and responded to his inquiries. Just for clarification, please note the following:

1. the proposed Official Community Plan (OCP) Land Use amendment from "Mixed-Use" to "Residential" does NOT "rezone" your site (13191 Princess Street) to a different land use. The zoning of your site remains Light Industrial (I-2). The zoning and the permitted land uses on your site are based on the I-2 zoning, and will not be affected by the proposed rezoning and OCP land use amendment.
2. Your realtor indicated that the owner is interested in building a residential suite beyond the size of the permitted caretaker's unit in the current I-2 zone. A rezoning application will be required to pursue this proposal.

A copy of the staff report is available on line:

http://www.richmond.ca/cityhall/council/agendas/hearings/2006/071706_agenda.htm for your reference. Please follow the link and click on Item 4.

If you have further questions prior to the Public Hearing, please do not hesitate to contact me.

Regards,

Cecilia Achiam, BCSLA, MCIP

Senior Planner, Urban Design

City of Richmond

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f. (604) 276-4052

From: Joseph Wong [mailto:joseph@soojerky.com]
Sent: Monday, 10 July 2006 12:00 PM
To: Achiam, Cecilia
Cc: Philip Wong
Subject: Opposition to OCP Designation Amendment

Hi Cecilia,

Philip is out of town at present, so I am forwarding to you the letter that we had sent via courier to you (the letter was also faxed to the number provided on the Notice of Public Hearing we received in the mail). Please contact me if you have any further information regarding our concerns, or if we should have any further discussion on this issue; otherwise, I shall be attending the public hearing to represent Philip and Soo on the 17th.

Thank you and best regards,

Joseph

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Joseph Wong, Assistant General Manager
Soo Singapore Jerky Ltd.
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