

Sunbury Neighbourhood Association – Delta Business Impacts from SFPR – May 2007

There are approximately 55 properties along River Rd from 9870 River Rd to 8500 River Rd. that will be impacted by the proposed SFPR.

14 of these properties would be fully or partially impacted by the Sunbury Interchange.

There is a Railway line that runs through the middle of these properties, bisecting them nearly in half.

The SFPR would run along south of the tracks bisecting the southern half of these properties, and forming ‘a hard edge’ along the Bog. Property owners would lose the 60 meter back portion of their land to the SFPR right-of-way.

Gateway proposes an extension of River way along the south edge of the tracks. This would create the ability to access the back of these properties, thereby giving the property owners the ability to subdivide their land into two.

The Sunbury Neighbourhood Association has forwarded a plan that would quadruple the potential to subdivide without such a huge loss of land.

The SNA proposal would extend River Way, bisecting the southern portions of the properties, allowing division by two, and even with giving up the sections nearest the bog to the Municipality for protection and a road right-of-way the owner would come out ahead.

Then the extending of a roadway on the immediate North side of the tracks would allow the division of the northern half of the properties thereby giving those same property owners the ability to divide their 55 properties by four, making a total of 220 industrial properties, a creation of 165 new properties.

Under Gateway’s plans, all of these 55 properties would be reduced in size, 14 of them eliminated or severely decreased in size, and the remainder only able to divide in half resulting in a huge net loss of existing and potential industrial property.

Gateway does not mention in their documentation the businesses that will be forced out because of loss of access or customers.

- The Petrocan station on River Rd at Centre Street which has recently reopened with extensive and costly renovations....would be no longer viable on a dead end street.
- The Tidewaters Pub will be lost to our community and will have to relocate.
- Delta Cedar Products and its retail outlet Sunbury Cedar, which are long term Delta employers and taxpayers, have said that they would move to Surrey if the SFPR goes ahead.
- There are also the home based businesses along the Fraser River that will lose the ability to watch over their boats and net sheds from their livingrooms and in some cases these people and other Delta employees will have to take a freeway or drive a long distance to get to work, when they currently can walk.

Being able to watch over their business assets from home is a considerable advantage. These family businesses have for generations been able to look out their living room windows to keep an eye on their business assets, which is a huge advantage, especially during a storm.

Gateway documents state that 312.5 acres of industrial and commercial land will be required for the footprint of the highway.

This doesn’t include the 222 acres of agricultural land necessary for the footprint of the SFPR or the 37 acres that would be severed from the owners, nor the 50 acres that would be reduced in size to the point where it is only good for hobby farms and no longer able to be agriculturally viable.

A total of 534.5 acres of business land would be lost, another 87 acres cut-off or reduced in capacity and potential. The additional air, noise, and light pollution from a 24/7 highway would reduce the viability of the nearby farmland, (studies show that crop yield is reduced by 15% by diesel particulate which is measurable up to 750 meters), the appeal of the nearby industrial properties is lessened, and the impact on the Bog would be catastrophic.