

SCHEDULE 12 TO THE MINUTES
 OF THE REGULAR MEETING OF
 COUNCIL FOR PUBLIC HEARINGS
 HELD ON TUESDAY, APRIL 18TH,
 2006.

To Public Hearing
 Date: APRIL 18, 2006
 Item # 7
 Re: 5491 No. 2 ROAD
By LAWS 8040 + 8041

		INT
	DW	
✓	GJ	AS
	KY	
	DAW	
	DB	
	WB	

42 - 5840 D.
 Richmond BC V7C 5P4

April 17, 2006

Dear Mayor and Members of Council:

Ref: OCP Amendment Bylaw 8040 and Zoning Amendment Bylaw 8041
 (RZ06-326438) : Public Hearing - April 18, 2006

Please accept this letter that expresses my comments concerning the proposed development for the city owned parcel of land at 5491 No. 2 Road. I feel strongly that the scope of the two proposed high density buildings will have a negative impact on our property. The attached photographs illustrate this point.

8040/20
 8040 /
 8041

I'd like to make you aware of the following:

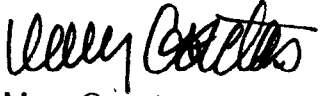
The height of both buildings will block our views to the north, especially the affordable housing building on the southern lot. This issue is further compounded by the fact our townhouse complex, Winland Gardens, faces a significant repair bill in the future because of some long standing water egress issues. Recent sales in this complex have suffered because of this, and some units have sold at a loss of as much as \$50,000 or higher. And now our property has the potential to be devalued again because of the plans to overbuild on this two acre lot.

We are not happy with the proposed scope of density development and in the next few weeks will be putting our place up for sale at what we believe will result in a considerable loss to us.

The slogan, "Richmond - Better In Every Way" on the street banners that I see every day prompts me to pose the questions--Better for who? Better in what way? I am not convinced the enormity of the proposed development is better for many Dover Cres. residents who will be most affected by the changes to this piece of surplus land.

Yes, better for the city who needs to sell the land to help pay for the Oval. Better for future residents who will reside there one day because it is a nice area to live in. But better for us and our immediate neighbours?--I'm sorry, but it won't be.

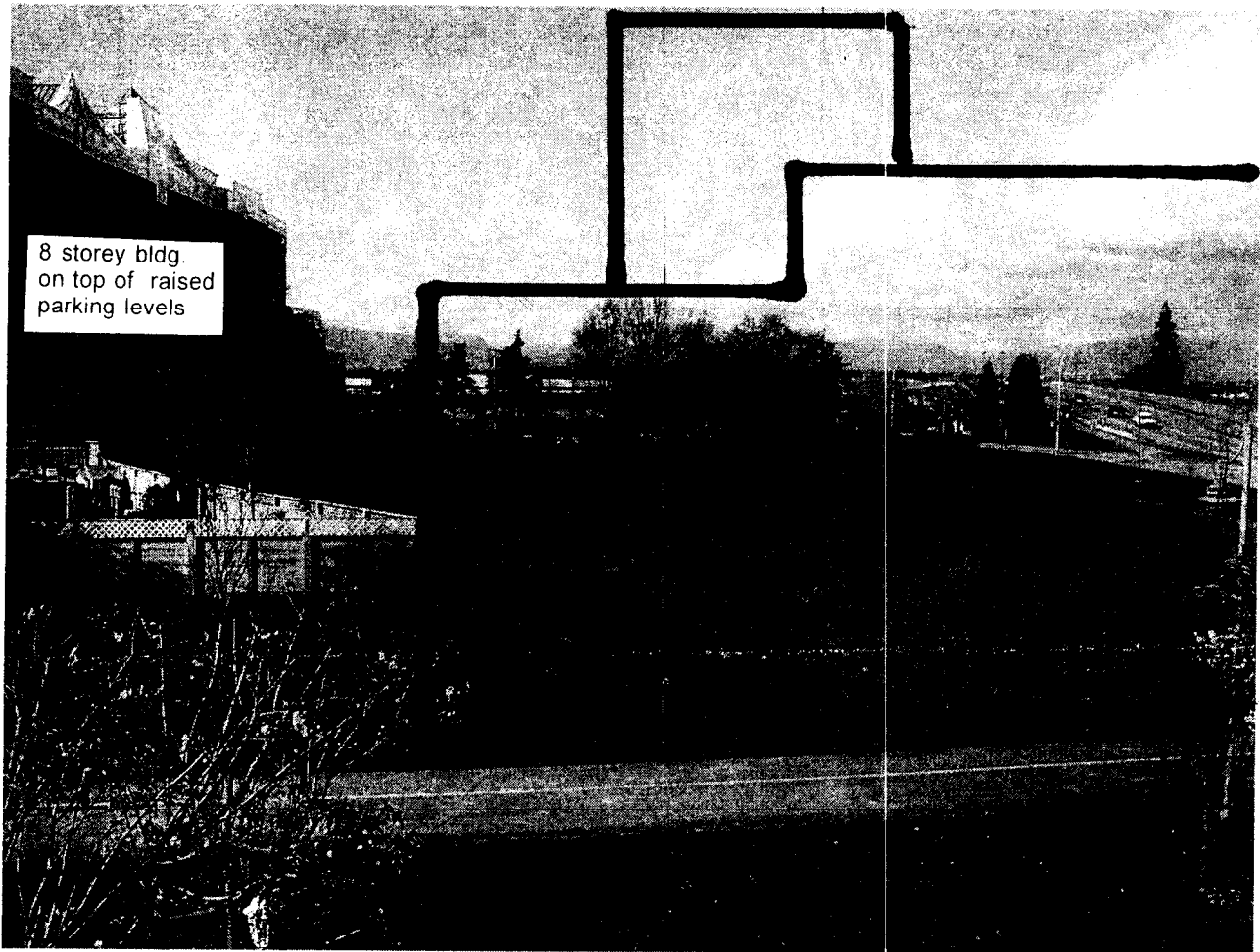
Yours very truly,



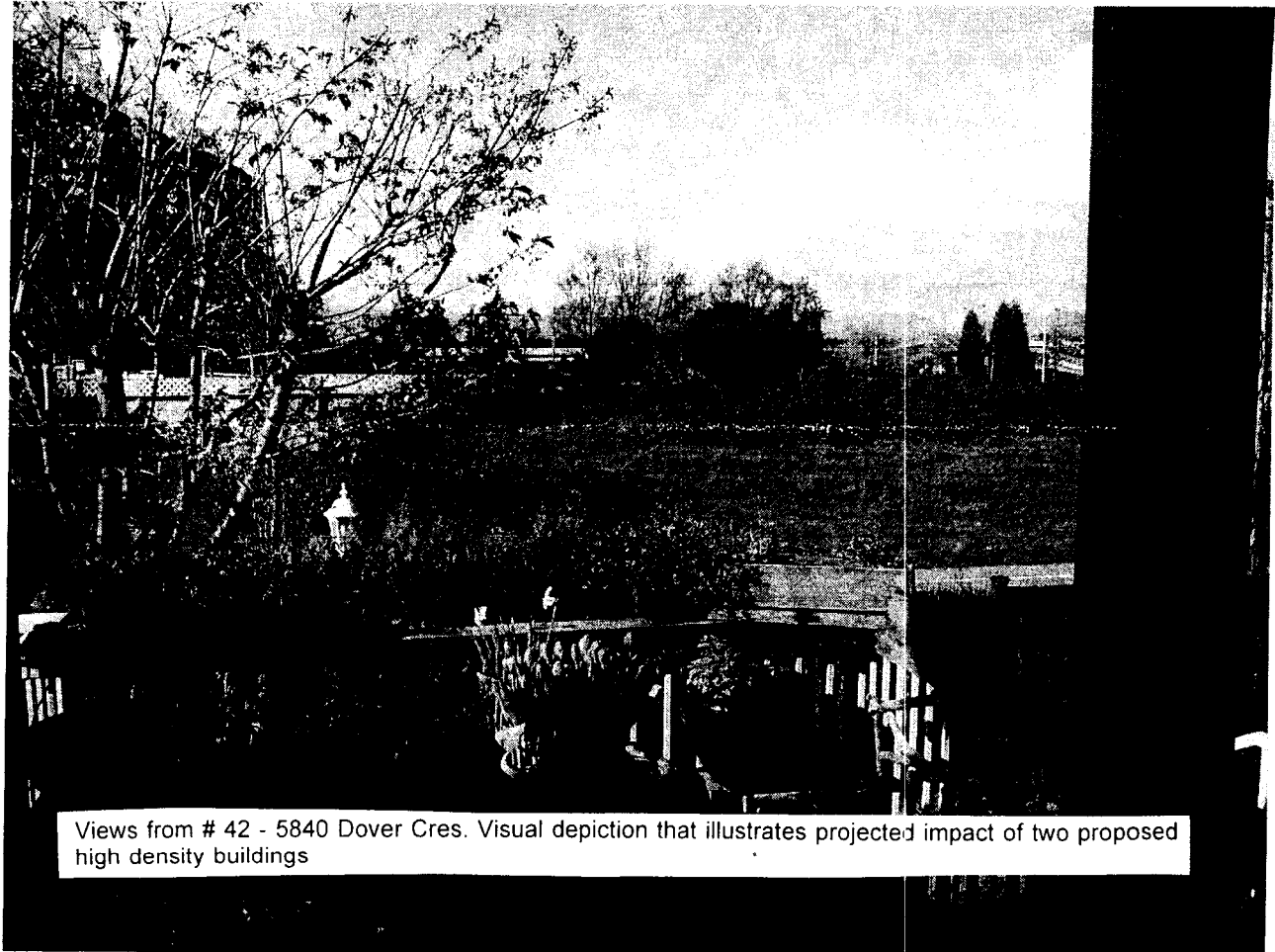
Mary Gazetas

Attachment





8 storey bldg.
on top of raised
parking levels



Views from # 42 - 5840 Dover Cres. Visual depiction that illustrates projected impact of two proposed high density buildings