

April 19, 2004

Schedule 6 to the Minutes of the  
Public Hearing meeting held on  
Monday, April 19th, 2004.

**Proposed By-Law 7686 & 7671  
RZ 03-254676**

**Re: Single Family Housing District F (R1/F) Rezoning  
to Comprehensive Development District (CD/143)**

**Attention: Eric Fiss, Urban Development**

**Our concerns regarding Polygon's proposed townhouse development were outlined in several emails to City of Richmond (attention of Suzanne Carter Hoffman) in fall of 2003.**

**While I received prompt and courteous replies from Suzanne, I was reminded of the opportunity for residents to express their concerns at the public hearing. This letter then is to voice our objections to the direction this development might possibly take.**

**As previously mentioned, we are concerned about this development's proximity to our properties. The proposed 3-storey height, "walled look" created by any north/south construction and set-backs are the main issue. It has been suggested that Polygon is considering an east/west construction that is less imposing as an end unit would then be constructed in the backlands adjacent to our property.**

**The official community plan outlines transition areas and what is "workable" between a developer's project and single family homes along Ash Street. The plan implies that the scale of proposed buildings should not be greater than the homes they'll be adjacent to. As the majority of townhomes currently being constructed in the South McLennan area are 3-storey and look very imposing, we believe that the transition area will be very limited.**

**Suzanne mentioned in her Nov. 4<sup>th</sup> email that resident's concerns can possibly be addressed in Polygon's design phase. Initially they would be put forward to the Planning Committee of Council and/or Public Hearing. Apparently it was suggested by city hall staff to Polygon that the scale should be similar to existing homes.**

**A letter from Polygon's Land VP (Robert MacArthur) admitted this was an unusual assembly as most of their vendors sell their entire property then move. In comparing the scale of a recently completed project (Leighton Green – 3 storey townhomes), this land assembly is different from ours in that it bordered existing roads – Garden City and Heather, not single family homes' backyards. Heather Street is completely zoned for townhomes and even the few single family houses that remained have now posted for sale signs as they are being squeezed out of their neighborhood.**

**This situation was not to exist on Ash Street, as the front half of the single family lots were to remain under current zoning and not redeveloped for townhomes – according to the official community plan. The OCP intent of multiple-family developments is to carefully integrate new housing into existing neighborhoods. The plan also mentions that new multiple-family residential buildings should be designed to maintain a residential character and be compatible with adjacent uses. A three storey complex, adjacent to our backyard, would not offer the same scale and form as the surrounding area. Page 178 (r & v), under Townhouse Massing, indicates a transition are should exist between townhomes and single-family by providing duplexes along property lines as buffer zones. Furthermore, end units should be one-storey in height if possible.**

**We based our original purchase of this property and eventual option to sell backlands to Polygon on the guidelines outlined in the OCP by the City of Richmond. Under universally accessible housing units, the plan ensures that all people, including persons with disabilities and seniors who cannot negotiate stairs, have opportunities and choices for housing in residential developments. As we plan to continue to reside in our home, we are hoping the transition – from single to multiple family – will look as integrated as the OCP implied.**

**We took some time to review the existing developments on Heather and found both favorable and objectionable construction types. All developers indicate a purpose that seems fitting –**

Polygon	- create distinctive architectural styles, with the feel of single family homes
Ledingham/McCallister	- incorporate tree-lined street, childrens' playground and the convenience of one or two level living
Adera	- retain agricultural root

**Polygon's Wellington Court, incorporates a mix of 2 & 3 storey units (Churchill Series Plan C), which is more fitting with their purpose than the imposing 3 storey Leighton Green. Palladium, along with a Heather Court project, stands out the most as a development that is not as attractive in appearance and does not integrate well with the area (Belmont).**

**As a homeowner in the area, I hope our opinion is considered and the community look has not been compromised in the interest of developing imposing projects that maximize size and forgo the “workable transition” mentioned.**

**Sincerely,**

A handwritten signature in black ink, appearing to read "Ben and Norma Ralph". The signature is written in a cursive, flowing style with a long horizontal line extending to the right.

**Ben and Norma Ralph  
7131 Ash Street  
Richmond, B.C.**