

From: Section 12-4-7 Residents, Richmond, BC

Date: January 18, 2002

TO: Members of the City Council, Richmond, B.C.

Mayor Malcolm Brodie, Cllr. Bill McNulty (Chair), Cllr. Lyn Greenhill (Vice Chair)
Cllr. Linda Barnes, Cllr. Sue Halsey-Brandt, Cllr. Harold Steves,
Cllr. Kiichi Kumagai, Cllr. Evelina Halsey-Brandt, Cllr. Rob Howard

RE: Proposed rezoning as per file RZ 01-185672

Dear Members of the City Council.

We are a concerned group of Richmond citizens whose property values will likely be negatively affected by the proposed rezoning application as per file RZ 01-185672. We see that, coming to the final public hearing, the application has been amended from 4 small lots to 1 larger and 2 small lots. However, the developer is still applying to create small lots from the property in question. The result of producing any lots with frontages smaller than 39.37 ft will have the same undesired effect on our property values.

We are deeply concerned that despite the overwhelming public opposition to the proposed rezoning which was shown by:

- (1) the survey administered by the Urban Development Division it-self,**
 - (2) our community petition – with more than double the participants of the above mentioned survey, and**
 - (3) the strong community opposition voiced at the previous hearing,**
- the Urban Development Division is still allowing the developer's application to proceed and is, in fact, apparently siding with the developer, thus breaching public trust.**

The developer's argument that "not being able to subdivide the property into lots smaller than 39.37 ft will preclude them from maximizing profits" simply does not stand. Building 2 houses of dimensions consistent with neighboring properties would still be financially feasible if one looks at realistic numbers rather than the exaggerated picture painted by the developer at the previous meeting. However, such calculations should not even be allowed to enter the discussion. The developer knew the zoning and the history of opposition to smaller lots in the area on previous applications, and **we do not feel that we should be subsidizing the developer at the expense of our property values.** The combined losses to our community would greatly supersede the developer's missed profit margin! We would like to reiterate to the developer that "NO MEANS NO". If we had stated so strongly in the past that we do NOT want lots with frontages smaller than 39.37 ft in our neighborhood, then "WE DO NOT WANT LOTS WITH FRONTAGES SMALLER THAN 39.37 FT IN OUR NEIGHBORHOOD".

We turn to you as our elected representatives, as we seek a fair representation with respect to the proposed zoning changes in our neighborhood, which would allow lot frontages smaller than 39.37ft. We are asking you to disallow this proposed subdivision in order to save our neighborhood and to maintain our property values.

Yours truly,
Residents of section 12, 4-7
(Signatures attached)

