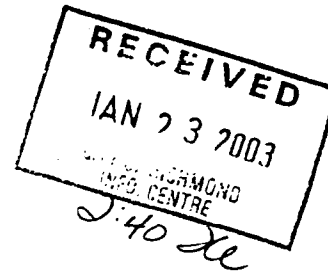


DAVID BROWNLEE

January 15, 2003

Adele Peters
11460 Pintail Drive
Richmond BC V7E 4P5
Phone:



Attention: Planning Department, City of Richmond

Dear Sir or Madam;

I write to express my opposition to the rezoning application at 11581 No. 2 Road (application # RZ02-219330). As a resident of Pintail Drive, I oppose not only the application to sub-divide; but also, I am in intense opposition of the rezoning proposal for a lane. If permission for a lane is given to this corner lot, it would only be a matter of time before similar sub-divisions and lane extensions occurred – resulting in a lane from Kittiwake Drive to Moncton Street.

As a mother and community member, my family and neighbourhood's security and well-being are my greatest priorities.

I oppose the application to subdivide and rezone for a lane for the following reasons:

Loss of privacy:

Doubling the amount of residents will not go unnoticed in this community. Houses can be built to heights that will tower over the existing houses, allowing sight lines to backyards accustomed to complete privacy. Lane access behind my property will result in further loss of privacy due to traffic that never existed in the past.

Loss of home security:

The number of residents with direct access to my property boundaries will be doubled. Lane access allows unprecedented and unrestricted access to the entire backyard of my property. The backyard is where my child entertains other neighbourhood children and is currently secure and private. Most Pintail Drive residents have high east hedges on their properties. Were a lane to be built behind those hedges it would provide easy access to our property to anyone from the lane and yet the lane itself would not be visible from our homes, hardly a concept consistent with the concept of safe, defensible space.

Increased Pollution:

Development will necessitate the removal of mature gardens from the area. Larger trees have provided a buffer between properties for privacy as well as assisting in the absorption of traffic noise and pollution. Ambient and vocal noise from the houses will be doubled. Traffic pollution is currently a minimum of 100 feet from Pintail Drive. A lane will bring traffic pollution directly to our backyard, unacceptable for playing children or other backyard activities.

The Westwind community is very well maintained. People accept responsibility for the sidewalks and streets as well as their own property. If a lane is not adequately maintained and litter promptly removed, we rapidly risk attracting rodents and other pests.

Lack of comprehension area planning:

Currently, single family homes and grounds characterize our neighbourhood. I request that plans and rules for the Westwind community area be consulted to ensure that this proposal adheres to those plans. If plans do not exist for this area, planning on single lots that directly front or back the Westwind community area should be postponed until such a time that plans exist. Without a structured plan for new development, the integrity of the neighbourhood will be compromised. Developers should look to the examples on No. 2 Road that meet or raise the neighbourhood standards by building single family homes with appropriate grounds.

Potential flooding:

The water build up in the backyards of the No.2 Road homes is excessive in comparison to the water experienced by residents of Pintail Drive. If homes are elevated to the height of No. 2 Road the risk of flooding of our lawns becomes a potential.

Increased traffic and traffic hazards:

Left turns off Kittiwake into the proposed lane could not be safely executed during peak traffic times. With line-ups turning north and south from Kittiwake Drive easily numbering 3 to 7 cars, temporary blockage of the proposed lane is inevitable. If cars making left turns into the proposed lane are stopped then other cars turning onto Kittiwake from No. 2 Road will be stopped. This will only add to the delays already experienced by local drivers on No. 2 Road and will create an additional driving hazard.

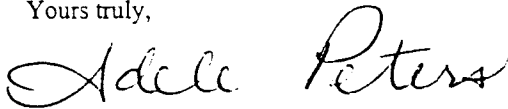
Traffic safety on residential lanes is paramount. The narrow nature of lanes coupled with the tall style of privacy hedges that all residents backing onto the No.2 Road properties have is a dangerous pairing due to lack of visibility. I anticipate that a lane would result in the removal of residential hedges, an idea that would be contrary to the wishes of the affected property owners. Our hedges provide much needed protection from traffic noise and pollution, as well as privacy and security.

With development ongoing in all areas south of Kittiwake Drive on No. 2 Road, it seems incumbent upon the City to develop an integrated traffic solution that does not adversely affect properties that are already established as this community.

The Westwind neighbourhood tradition of single family homes has served our community well by providing a secure, well-maintained and clean residential area where families have flourished. Future development should be consistent with the existing aesthetic and population density while maintaining neighbourhood safety.

It is for these aforementioned reasons that I request that the rezoning application be denied. I believe that this rezoning application is financially motivated and has nothing to do with a desire to participate in the betterment of the Westwind area community. I request that I be kept informed as to any subsequent activities surrounding this rezoning application.

Yours truly,



Adele Peters