

Mr & Mrs J.E.Mudge
11311 N02 Rd.,
Richmond, B.C. V7E 2E6

February 10th 2003

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City of Richmond
6911 No3 Rd., Richmond, B.C.
c/o City Clerk and David Brownley

Re: Proposed Lane Establishment Policy
your letter dd February 4th, 2003

6360-07

Dear Sir,

Although practical to reduce accidents and speed traffic when a garage is in the rear, I would disagree with your letter in "more appealing streetscape". I personally like the convenience of garage attached house rather than a walk in the rain from a lane garage. For our location I also note that it would require the traverse of 21 other lots via a back lane to access Kittiwake Dr. (only road at 1/2 block – no access to Steveston Hwy.).

No details of how much land is required? I assume at least 6 meters to ensure vehicles will pass in the lane. As such this will:-

- 1) Reduce our property value.
- 2) Reduce size of rear garden for existing house – note most are set in mid lot.
- 3) Extra cost to new builder to convert lot to rear garage – pay for construction of lane – knock down any trees or shed now in lane path – rebuild new back fence. Also such changes cannot be made until other properties are sold to extend the lane. Therefore what type of house are they to build? Attached garage and existing entrance to Rd., or no garage until lane is extended?

I believe Council should give this policy more thought, particularly when this part of No2 is far from town center and has larger lots (i.e. less entrances). In retrospect this lane establishment policy should have been established prior to the estate planned behind the lots west of No2 Rd. It is not too late to establish this policy for the now farmland on the eastern side of No2 Rd.

I offer the following if this lane policy is to proceed :-

- 1) Zoning property to a lane access should only apply when the "next door property" has established a lane on which an extension can take place.
- 2) More than one exit road per block onto existing Rd. or into rear estate.
- 3) A minimum number of houses using the lane. Say 10 lots prior to an exit.
- 4) In future, when an existing property is sold, create a common exit for say two existing houses. Thus reduce by 50% the number of driveways onto No2 Rd. This would allow each a larger front garden on the property.

Regards,

