

FAX

To: City of Richmond
Urban Development Division

604 276 4177 FAX

Attention: Jenny Beran, MCIP, Planner

From: Harold Erbe
Broadmoor Neighbourhood Group
9951 Greenlees Road
Richmond, BC V7A 1V5
604 448 8775

Re: Change to Single Family Lot Size Policy 5435

As residents of the Broadmoor neighbourhood, we wish to present the following:

1. The 1996 Broadmoor Neighbourhood Community Plan indicates that smaller lots would be an appropriate use on properties bordering on arterial roads on the outside of Broadmoor. We are of the belief that this would indicate single family lots in the 40-45' frontage size. We are surprised that this application is for much more density being 33' lots. Since the builders on the south side of Williams Road are creating 33' lots with rear suites, the neighbourhood will now have four families residing on each 66' front lot. We believe this is too much density for an established neighbourhood.
2. Furthermore, we maintain that the neighbourhood has not been adequately serviced by the city. Adding density does nothing to enhance the already baren community. There is no sidewalk access to the school, there is no lighting on most streets, albeit an abundance of lights along one only street: Deagle. Since the sidewalks and ditches along Williams Road have long since been created, the development cost charges from any new development bordering the Broadmoor neighbourhood should rightly be put toward upgrading our community. Is there a playground planned for this new community? Will there be additional street lights installed? Will there be any ditch in-fill such as would permit the Federal Postal box from constantly falling into the ditch at Greenlees and Bates?
3. The rear lane accessing this development is in need of repair and there is no storm sewer. The lane is subject to flooding because of the lack of storm sewers. We believe any redevelopment should include an upgrade to the lane. This development would create double and triple the traffic on the lane. Steve Ono of our Engineering Department is aware of this and other problems in the Broadmoor neighbourhood and our efforts on behalf of the neighbours to attain some modest improvements.