

February 27, 2006

Mr. Edwin Lee
Planning Technician – Design
Via Email elee@richmond.ca

Re: Proposed Amendment to Lot Size Policy 5408 and
Rezoning applications on Blundell and Gilbert Road
File RZ 05-321176

Dear Mr Lee –

We are writing in response to yours of February 15 requesting feedback on the above noted applications both along Blundell and Gilbert Roads. We are opposed to such a revision to the policy to allow for the applications before you to proceed.

Rezoning of 7271 and 7311 Gilbert Road: The size of lot proposed is completely inconsistent with those in the blocks to the north and south of these properties. With the exception of these 2 properties and perhaps 1 or 2 more, the existing houses in this area are well over double the proposed lot width and newer in vintage. The houses are very large in this area along Gilbert as well in the surrounding side streets. Also, while there is lane access off Chatterton Road, (and one assumes you would insist on lane access off Mang road,) you are completely isolating the property at 7291 Gilbert. We fail to see what the benefit would be to the neighbourhood to change the style and scope of the housing in this area.

Rezoning of 6611, 6631, 6671 and 6691 Blundell Road: While we applaud your decision not to allow multi-family residential, we still protest greatly the application to subdivide to R1.06 allowing for 31 ft lots in this area. To put 11 row houses where presently there are 4 houses goes against the overall size and style of the houses in the area. (we believe Councillor McNulty referred to them as “rabbit-warrens” at the last meeting). Houses one block west are on at least 44’ frontage, more of them being on 60’ lots or more. It is also inconsistent with the interior side streets of this quadrant, with more recent teardowns and rebuilds being of larger sized homes than smaller. As well, having that many extra houses accessing a back lane off Curzon will impact the traffic in an already dangerous turning corner – Curzon being in the middle of an elementary school zone and busy intersection at Gilbert.

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In the City council meeting of Sept 19, 2005 this area along Blundell was discussed and the minutes noted (Resolution PH05/9-2)

'The Single-Family Lot Size Policy 5408 (Section 18-4-6) be referred back to staff for further consultation with the neighbourhood residents to find a mutually agreeable solution for this area. Prior to the question being called, staff were directed to provide visual storyboards during the public consultation process so that residents will be clear about what to expect in the future as potential redevelopment occurs. All options, including a no change, no development option should be explained. Staff were also directed to have a color-coded map of the notification area with the responses received, when this matter is brought back to Council via the Planning Committee. The question on Resolution PH05/9-2 was then called and it was CARRIED'

Mr Lee, following this question and motion as quoted from last September, we have never heard another word from anyone on this subject until this new rezoning application and your letter of Feb 15. We can assure you that our neighbours are following this with great interest and looking to the information and consultation as called for back in September.

While not specifically opposed to any redevelopment of this area, we feel the present applications are completely out of character for the area and pose no benefit to anyone other than the developers and those profiting from the sale of these properties. For the sake of those of us who value a decent sized lot and house, and who wish to remain in a neighbourhood with thought and character we urge you to not support these proposals at hand.

If you would please keep us informed as to the status of this application and amendment to policy it would be greatly appreciated and we would be willing to attend any meetings or provide any assistance or feedback as may be requested.

Yours Truly

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