

Lee, Edwin

From: Garson Sam [gksam@shaw.ca]
Sent: Monday, 6 March 2006 8:29 AM
To: Lee, Edwin
Subject: 7271 & 7311 Gilbert Rd. Rezoning Application
Attachments: chatterton.JPG

**SCHEDULE 21 TO THE MINUTES
OF THE REGULAR MEETING OF
COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY,
MAY 15, 2006.**



chatterton.JPG (30
KB)

Dear Mr. Lee,

I am writing on behalf of my family (registered owner: Calvin Sam), who have been long time residents of 6611 Mang Road (~10 years). As well as Richmond (20+ years).

Thus far, we believe that the City has done an excellent job in ensuring that our area continues to be an attractive place to live. Maintenance/upkeep issues on our road are always dealt with on a timely and responsive manner whenever they are brought forward. We have previously dealt with Bill Jones at the City ~8-9 years ago in having our road upgraded with sidewalks, trees, and street lamps, and he has has been very attentive and helpful in that matter.

Today we would like to express our opinion on the rezoning applications presented to the City regarding addresses 7271 & 7311 Gilbert Road (RZ 04-273100 & RZ 05-321176). We feel that subdivision of the land to the narrow lots (32 ft - 36 ft) will detract from the area, and do not have the long-term viability of the area, and interest of the homeowners in mind.

The two parcels of land border along an area of Richmond which is considered as (by many realtors) one of the most desirable areas in Richmond, due to its central location, and easy access to the bridges and major transportation. This is no doubt true as the real estate market in the area is very active -- i.e. 6600 Mang Road (asking \$1.38M) sold in 3 days. 6700 Chatterton Road (asking \$1.36M) sold in roughly 2 weeks. We feel that the subdivision and use of the land in this manner will detract from the area as it will place an "eye-sore" on the road. With prices of new houses in the area (Donald/Mang/Chatterton) on the 67x170 lots rising upward of \$1.5M (one on Donald sold recently asking \$1.498M, and one was recently listed for \$1.598M), we not not believe that such a development is suited for these areas.

We have not realized this until this past weekend while driving around Richmond. We noticed the same arrangement performed on the corner of Cooper & Francis road (North West corner). In this area, lots were subdivided in a similar manner with detached garages with dwelling units above these garages. It is our opinion that these structures are an eyesore as they are usually designed without street-appeal in mind. These structures look very awkward as they are very plain, and tall, narrow structures, with the appearance of a small high-rise. This would no doubt add clutter and would not be consistent with the rest of the area. The side of the house for such a long structure would not look attractive with such a long side on Mang Road.

We would like to draw the City's attention to other large houses on Gilbert Road (~7600 block) which are appropriate for the area. These have ranged in price from \$900,000-\$1.3M when on the market. These houses when set back from the main road, are very quiet (Similar to Granville Street in Vancouver). While our family was looking for a home in the past, we had made an offer on one of these houses.

do not believe that the above is the only option for the use of such land. We would like to draw the City's attention to where Chatterton Road (parallel to Mang, but one road South) where two lots were divided to create room for 4 smaller houses. This was done on the North as well as south sides of the street. In our opinion, this arrangement is much more attractive in terms of street appeal. (Please refer to attachment). It

should also be noted that one of these properties has sold last year very quickly.

We have also consulted with the Tan family @ 6651 Mang Road (also residents of the street for over 10 years), and they also have the similar feelings. If you wish for them to also write in and/or present a case, then please let me know and I can speak with them again.

In conclusion, we thank-you for your time and consideration in hearing our opinions. We appreciate the City's concern and effort in soliciting our opinions as we do not believe that developers (who may not have any intention in living in the area themselves) should be allowed to make such drastic developments in an area without consultation.

Please feel free to contact me at 604-727-1885 if you have any further questions.

Sincerely,

Garson Sam (on behalf of the Sam Family)
6611 Mang Road
Richmond, BC V7C 2Y1