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May 11, 2006

To Public Hearing
Date: <u>May 15 2006</u>
Item # <u>U7A + 7B</u>
Re: <u>Policy 5408 +</u>
<u>Bylaw 8059</u>

Director, City Clerk's Office
Richmond City Hall
By fax: 604-278-5139

SCHEDULE 27 TO THE MINUTES OF THE
REGULAR MEETING OF COUNCIL FOR PUBLIC
HEARINGS HELD ON MONDAY, MAY 15, 2006.

**Re: Public Hearing of May 15 concerning the Single Family Lot Size
Policy 5408 and Zoning Amendment Bylaw 8059**

On Sept 19, 2005 the matter of rezoning for the area concerned was given to staff to consult with the neighbourhood. It was expressed at that time that storyboards would be developed and a clear explanation be given to the residents as to what was proposed for the area. This was in response to previous council comment that the residents did not understand what was being proposed and how it affected them. Nothing of this nature was done until the notice of Feb 15 advising us of 3 new rezoning applications that had been received.

The report to committee of April 7, 2006 indicates that there was 50% support from the 20 responses received. (It should be noted that all but one of the comments in favour are the actual residents or family of the properties in question.) It was also stated that there would be no public meeting due to the "low response rate from the residents".

We submit to you that, just as it was back in September, the low response rate is due to the lack of understanding and the confusing information in the materials provided. Technical terms, policy definitions, dark photocopies of "typical" housing are baffling to people not involved in city planning on a regular basis. As well it should be considered that English is not the first language of most of the residents, which makes the reading and comprehension even more difficult.

A number of concerned residences have canvassed the area and have submitted **119 signatures in opposition of this change** in development. Residents are *clearly* not in favour of 9m (29' lots) in an area where the remainder of homes are either 39' (R1/B) or 59' (R1/E). When asked, many of the residents said that while they received the letter from City Hall, they had no idea what it was all about or how it affected them. Once it was explained, without exception the response was not in favour of this proposed change.

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It was also outlined in the report to committee that at present only 1 of the 44 houses fronting Gilbert and Blundell would be able to redevelop based on the existing requirements, but that 36 of the 44 houses could redevelop if the zoning was changed to allow a minimum 29' lot. What was *not* mentioned in this report is that other than the properties in this application, only roughly half of those properties are over 10 years old and highly unlikely to be torn down in the next 10 years much less 5. The area in question has only begun to evolve to R1/B status after the amendment in 2001 and now it is proposed to be changed yet again. We urge you to allow this neighbourhood to continue to evolve to the level of 39' lots (R1/B), which are at least consistent with the housing in this area.

We believe this would still allow the applicant on Blundell to build 8 houses and the back lane under the existing zoning policy. Again though, some of the area residents don't understand that the R1/B zoning already provides the ability to do this.

The proposed new Arterial Road and Lane establishment policy (8063) is to be applauded in the guidelines it sets out for this sort of change to a neighbourhood and that the issues outlined in this new proposal address many of the concerns we have for redevelopment of an existing area. The non-sequential rezoning of properties would consider properties such as 7291 Gilbert which under these applications would have their family home squeezed between 4 tiny coach houses, virtually rendering that property invaluable to anyone but a developer and a drastic living environment change.

We urge that the applications and policy change be denied at this time and the status quo be maintained for a further period of 5 years, after which time future change would be as per the guidelines outlined in the new Arterial Road and Lane Establishment policy 8063. As written earlier, we are not against redevelopment but urge that the neighbourhood as a whole, and the size, vintage and character of the existing housing be considered before adopting such a radical change.

Sincerely

Donna & Simon Austin
6900 Chelmsford Street
Richmond, B.C.

To Public Hearing
Date: <u>May 15 2006</u>
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Re: <u>Policy 5408 +</u>
<u>Bylaw 8059</u>

**Director, City Clerk's Office
Richmond City Hall
By fax: 604-278-5139**

**Re: Submission for Public Hearing of May 15 concerning
the Single Family Lot Size Policy 5408 and Zoning
Ammendment Bylaw 8059**

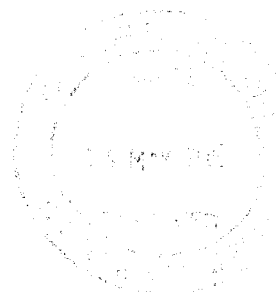
**Please find following 119 signatures in opposition to the
proposed change to the items noted above for
submission to the record of the public hearing of May 15,
2006.**

**They were collected in person in the week of May 8-12,
2006 by concerned residents Garson Sam, Mary Dickson
and Donna Austin.**

Original copies will be available on request.





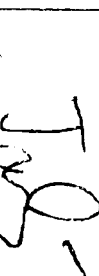


14 pages follow. *

** Petition is on file in the City Clerk's Office*



The undersigned oppose the change to the Single-Family Lot Size Policy 5408. This includes opposition to the:

- Rezoning of 6611, 6631, 6671, and 6691 Blundell Road (RZ 06-326949)
- Rezoning of 7271 and 7311 Gilbert Road (RZ 04-273100, RZ 05-321176)

Name(s)	Address	Signature
V. Loebl BAUM	7291 Hilland Rd	Mr. Loebbaum
David Als (AFC ALC)	7191 GILBERT RD	David Als
John Lee	6720 Blundell RD	
Sarah Lee	6720 Blundell Rd	
David Lee	6720 Blundell Rd	
J GOVCHARIK	8010 MILLER RD	
I Govcharuk	8010 Miller Rd	
W Schore	7671 Minnow Blvd	
K. Tibbitt	12200 Buchanan St.	

* Remaining pages of petition are on file in the Clerk's Office