

To: Public Hearing
May 22, 2001

Patrick Li -

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To : City of Richmond

Attn. : Mr. J. Richard McKenna - City Clerk

May 11, 2001.

RE : Re-zoning of 4591 No. 5 Road, Richmond, BC.

~~00-175758~~
B/L 7200

Dear Sir/Madame

I am writing to show my great concern on the re-zoning of the property at 4591 No. 5 Road.

It is my opinion that the size of the 4591 No. 5 Road lot is not fit for subdivide into 8 smaller lot. The following is my supporting argument: based on the limited information that was available to me.

1) As far as I know, the developer intended to build 5 houses facing No. 5 Road and 3 houses facing Deerfield Cr. Taking into consideration that each home posses 2 automobiles, instantly the traffic in our section of the Deerfield Cr. will increase by 16 cars. During morning and evening busy hours the T intersection of Deerfield and Dewsbury will be jammed with cars trying to get onto No.5 Road.

2) The five lots facing No. 5 road will be so small that there is hardly any room for double garage, even if they should designed to be a double garage they are most likely will be used as storage space. So the Deerfield Cr will very likely became their parking area.

Each current residence has sufficient parking space within the property plus at least one street parking space for guest. It is rather likely that each of such spot will be taken up by the new residents in 4591 as their permanent parking spot.

With this increase street parking and increased traffic it make our street very unsafe for everyone especially younger children in our neighborhood.

3) Our neighborhood is a single family with lot size about 16 feet or over. Smaller lots are going to change our characteristic and therefore, very likely devaluate all our property value.



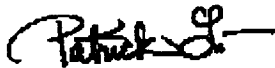
4) Smaller homes are likely for younger couples. Their family will soon out grown the size of the house. There is great possibility that they will have to sell their home for a reduced price in order to have funds to purchase a bigger home else where. This will contribute to the further downfall of the property value in our neighborhood.

All the above negative factors are going to compound into a worse negative situation and I don't see how this development can contribute positively or even retain our current living environment.

5) I as well as most of my neighbors are not intended to move away so I have to submit my opinion. The max I and I guess most of my neighbors would tolerate are total of 5 single family homes. 3 facing No. 5 Road and two facing Deerfield Cr. That is the only way that the quality of our neighborhood can be maintained and the new as well as well as the current residents can enjoy living here.

Pls kindly disapprove the re-zoning of the 4591 into 8 single family homes.

THANK YOU & BEST REGARDS



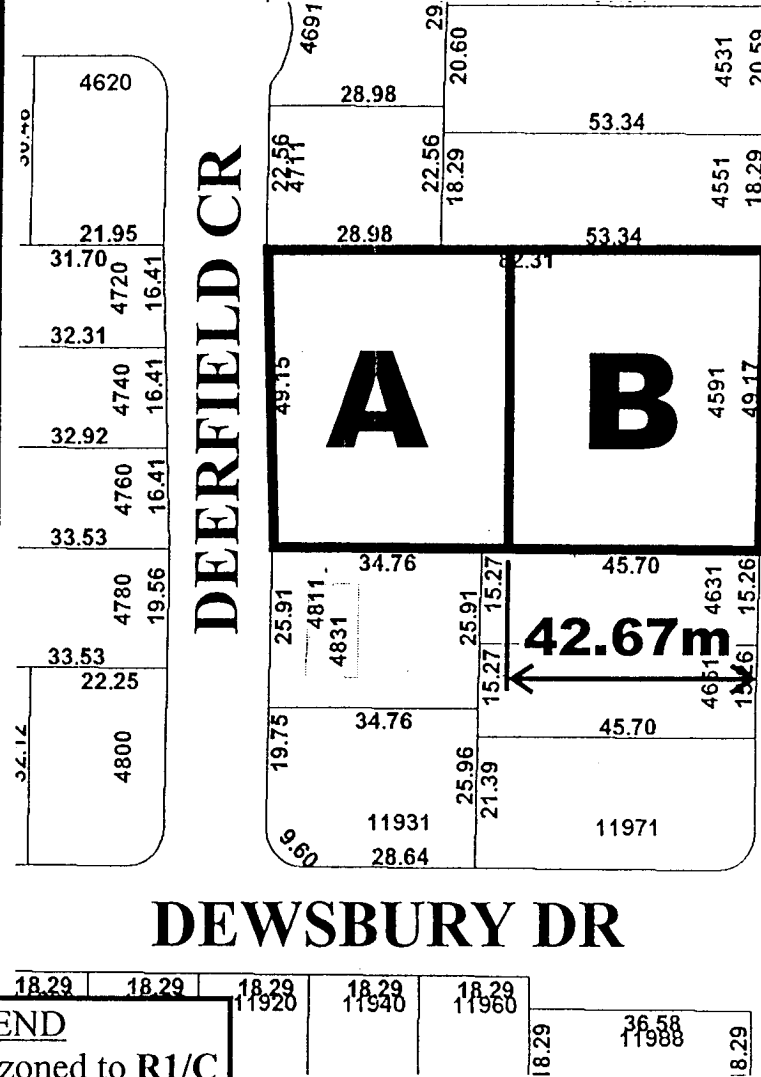
My wife and I are the owner of the property at
4760 Deerfield Crescent.



City of Richmond



92

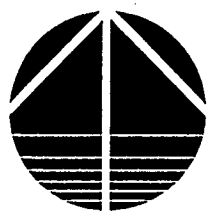


DERFIELD CR

NO. 5 RD

DEWSBURY DR

LEGEND
 Area **A** to be rezoned to R1/C
 Area **B** to be rezoned to R1/A



RZ 00-175758

Original Date: 06/30/00
 Revision Date: 12/28/00
 Note: Dimensions are in METRES