



City of RICHMOND

MINUTES

REGULAR COUNCIL MEETING FOR PUBLIC HEARINGS

Tuesday, May 22, 2001

- Place: Council Chambers
Richmond City Hall
6911 No. 3 Road
- Present: Councillor Derek Dang – Acting Mayor
Councillor Linda Barnes
Councillor Malcolm Brodie
Councillor Lyn Greenhill
Councillor Kiichi Kumagai
Councillor Bill McNulty
Councillor Harold Steves
- David Weber, Acting City Clerk
- Absent: Mayor Greg Halsey-Brandt
Councillor Ken Johnston
- Call to Order: Acting Mayor Dang opened the proceedings at 7:00 p.m.

1. **ZONING AMENDMENT BYLAW 7200 (RZ 00-175758)**
(4591 No. 5 Road; Applicant: Dava Developments)

Applicant's Comments:

Mr. David Chung, Dava Developments, gave a brief history of the process thus far which included the traffic and parking concerns expressed by area residents. Mr. Chung said that it was his understanding that area residents would prefer that the Deerfield lots have front garages and driveways that access directly onto Deerfield as opposed to rear access onto the lane. Mr. Chung noted that the lots were wide enough to accommodate this and that he had no problem with making the change.

Written Submissions:

- Mr. Patrick Li – 4760 Deerfield Crescent – Schedule 1.
Ms. Dorothy West – 4811 Deerfield Crescent – Schedule 2.
Mr. and Mrs. D. Harder – 4740 Deerfield Crescent – Schedule 3.



MINUTES

Regular Council Meeting for Public Hearings
Tuesday, May 22, 2001

Submissions from the floor:

Mr. Kumar, 4551 No. 5 Road, was concerned about the effect the lane would have on the value and saleability of his home and also on his privacy. Mr. Kumar was very disappointed with the intent of the back lane policy if it meant that he would lose a part of his garden and driveway. It was requested that the lot provided for the temporary lane be the centre of the No. 5 Road lots.

Ms. Shireen Kennedy, 4620 Deerfield Crescent, was opposed to the additional parking, and said that she would prefer that there be three lots on No. 5 Road and three lots on Deerfield. Ms. Kennedy suggested that if the No. 5 Road lots had direct access onto No. 5 Road, utilizing turn-around driveways, that congestion on Dewsbury could be prevented. Ms. Kennedy was also concerned about the devaluation of her property.

Mr. Kumar, noting that his lot was 170 ft. deep, questioned the proposed setbacks and the effect the proposed setback for the lot adjacent to his property would have on his lot.

Mr. Chung explained the rationale for the bend in the lane and also the selection process for the temporary lane access lot. Mr. Chung had no objection to the centre No. 5 Road lot being the temporary lane lot. Mr. Chung pointed out that visitors to the houses on No. 5 Road would have no direct pedestrian access from Deerfield. Mr. Chung reiterated that he was open to the views of the area residents on the issue of driveways and garages being in the front or back of the properties.

PH05-01

It was moved and seconded

That Zoning Amendment Bylaw 7200 be given second and third readings.

Prior to the question being called a discussion took place on the possible relocation of the temporary lane access lot as a result of which direction was given to staff that the temporary lane access lot be relocated one lot south of its current proposed location.

The question was then called on Resolution No. PH05-01 and it was **CARRIED** with Councillor Greenhill **OPPOSED**.

- 2. **ZONING AMENDMENT BYLAW 7221 (RZ 01-115083)**
(7860 Bennett Road; Applicant: Lawrence Construction Ltd.)

Applicant's Comments:

Not present.



MINUTES

Regular Council Meeting for Public Hearings
Tuesday, May 22, 2001

Written Submissions:

- Wai Ki Wong, 7940 Bennett Road – Schedule 4.
- Robert J. and Robyn Dykes – Bennett Road – Schedule 5.
- R. Bodnar and N. Miller – 7800 Bennett Road – Schedule 6.
- R. Bromley – Bennett Road – Schedule 7.
- R. Himantog – 7720 Bennett Road – Schedule 8.
- J. Dong – 7760 Bennett Road – Schedule 9.
- Bennett Road resident – Schedule 10.

Submissions from the floor:

None

PH05-02

It was moved and seconded
That Zoning Amendment Bylaw 7221 be given second and third readings.

CARRIED

3. DEVELOPMENT VARIANCE PERMIT (DV 00-184600)
(12831 No. 4 Road; Applicant: Stefan Wiedemann)

Applicant's Comments:

Stefan Weidemann, 4643 Blenheim Street, architect, accompanied by Ms. Karls, owner, stated the proposed intended uses of the property were animal husbandry, residential, and leased agricultural land. Mr. Wiedemann said the site was unique as it fronted on two roads, Finn and No. 4, with the Woodward's Slough running between Finn Road and the subject property. It was noted that the original proposal for the residence had the residence set back 50 feet back from the Environmentally Sensitive Area with a bridge crossing Finn Road. The siting of the house had been further hampered by the location of high pressure sewer pipes on the subject property. The current proposal had the residence clustering with other area residences which in turn allowed for the agricultural land on the No. 4 Road side to be left in keeping with the agricultural land across No. 4 Road.

Mr. Wiedemann displayed the landscape plan for the property and explained that a soft landscape treatment was intended with a rolling berm providing screening from the road. A stand of indigenous vegetation, wild grasses and flowers and a naturally edged filtration pond were also noted.



MINUTES

**Regular Council Meeting for Public Hearings
Tuesday, May 22, 2001**

The landscaping was to be brought to the building edge. A craftsman style architecture was intended for the building which would utilize natural materials thereby creating a soft structure. A stepped approach allowed for a lower profile on the landscape.

Mr. Wiedemann concluded by noting that the owners were willing to allow a covenant to be registered on the ESA, which would be intensively landscaped and maintained area, and were also willing to deed a significant portion of land within their property to the City.

Written Submissions:

Kevin Craig and Arlene Hewitt, 9822 Dyke Road – Schedule 11.

Linda A. English, 13751 Garden City Road – Schedule 12.

Charles Hunter, 8655 Jones Road – Schedule 13.

Roy Taylor, 10311 Scotsdale Avenue - Schedule 14.

Amanda Atkinson & Jason Yurchak, 5611 Blundell Road - Schedule 15.

Diane Schibild, 123 – 7453 Moffatt Road - Schedule 16.

Macky & Shelley Morris, 302 – 7600 Moffatt Road - Schedule 17.

Bob Winograd, 5277 Hollycroft Drive - Schedule 18.

Alan R. Nedelak, 13500 No. 4 Road - Schedule 19.

Bruce & Kathy Anstey, 9871 Finn Road - Schedule 20.

Len & Stephanie Sonnenberg, 9791 Finn Road - Schedule 21.

Laurie & Cathy Wozny, 9711 Finn Road - Schedule 22.

Cheryl & Joe Wozny, 13511 No. 4 Road - Schedule 23.

Isser Rogowski, 13800 No. 3 Road - Schedule 24.

Maureen Ilich, 12911 No. 3 Road - Schedule 25.

Trevor Graham, 13671 No. 3 Road - Schedule 26.

The Hol's, 12400 No. 3 Road - Schedule 27.

Murray G. Dunlop, 13840 Mayfield Place - Schedule 28.

Monika Marlowe, 213 – 8740 Citation Drive - Schedule 29.

Ian Burroughs, 9940 Gilhurst Crescent - Schedule 30.

Dominique Hookstra, 9940 Gilhurst Crescent - Schedule 31.

Ken & Vivian Rosenberg, Defoe Street - Schedule 32.



MINUTES

**Regular Council Meeting for Public Hearings
Tuesday, May 22, 2001**

Linda & Merv Louis, Bashuk Place - Schedule 33.

Laurence Segal, 13251 No. 4 Road - Schedule 34.

Submissions from the floor:

Mr. Graeme Price, 9460 Finn Road, had a number of concerns about the proposed development. After mentioning the increase in mosquitoes that the pond would incur, Mr. Price said that he had noticed a discrepancy between the sign on site, which he felt to be misleading, and the notice in the newspaper. Mr. Price thought that the proposed road on the subject property was a waste of agricultural farmland and that he felt that the buildings should be located on the No. 4 Road edge of the property.

PH05-03

It was moved and seconded

That the matter be referred to the Public Hearing scheduled for June 18, 2001 in Council Chambers, at 7:00 p.m., in order that time be allowed for the applicant to place a new sign on the property that evidenced the current proposal.

Prior to the question being called a discussion took place during which the following directions were given to staff:

1. That clarification be provided as to the delineation point of the 260 metre setback requested.
2. That information be provided on the information contained on the original sign.
3. That information be provided as to whether the applicant should have received instruction from staff.
4. That a map or diagram which identified requested setbacks be included on the notice sign.
5. That a copy of the photograph of the sign, and any changes, be provided in the agenda packages.

The question was then called on Resolution No. PH05-03 and it was **CARRIED.**



MINUTES

**Regular Council Meeting for Public Hearings
Tuesday, May 22, 2001**

4. ADJOURNMENT

It was moved and seconded
That the meeting adjourn (8:40 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the Regular Meeting for Public
Hearings of the City of Richmond held on
Tuesday, May 22, 2001.

Acting Mayor (Derek Dang)

Acting City Clerk (David Weber)

SCHEDULE 1 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 22, 2001.

To: Public Hearing
May 22, 2001

Patrick Li -

4760 Deerfield Crescent, Richmond, BC, V6X 2Y6, Canada

Fax #604-278-8899 Voice #604-278-5329 E-mail pclli@hotmail.com

	/	INIT
	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	SF	
✓	DM	DM

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 Dewsburry 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.

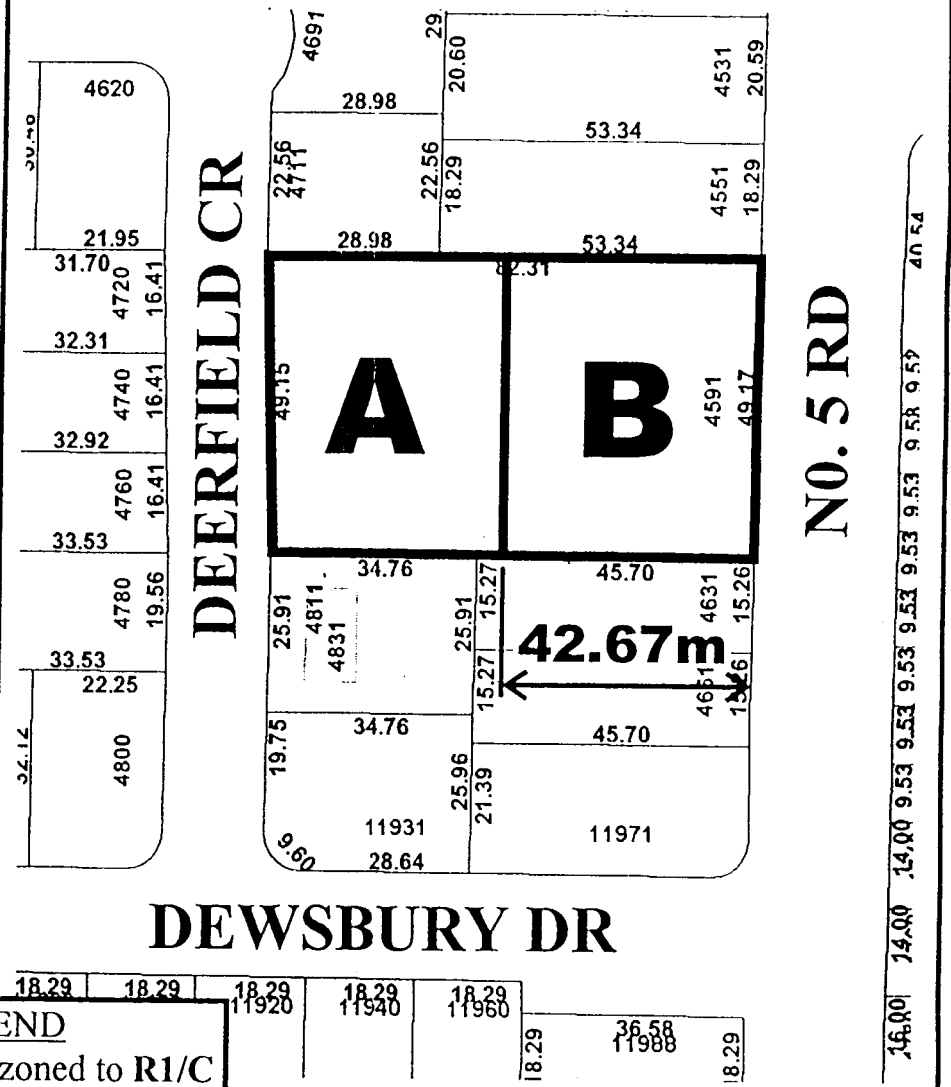
THANK YOU & BEST REGARDS



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



City of Richmond



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

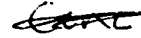
Revision Date: 12/28/00

Note: Dimensions are in METRES

**SCHEDULE 3 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 22, 2001.**

Mr. & Mrs. D. Harder
4740 Deerfield Crescent
Richmond, B. C.
V6X 2Y6
May 22, 2001

City of Richmond
J. Richard McKenna - City Clerk
Jenny Beran - Urban Development Division



RE: 4591 No. 5 Road and DAVA Developments.

Regarding your mailer advising of the public meeting for Tuesday May 22, 7 pm, it is very confusing. On side one it mentions to rezone area E (R1/E) Area C (R1/C) and area A (R1/A).

On side two the map shows area A and another area B but no area marked E and no area marked C. This is misleading and confusing.

Furthermore, the sign on the property outlines a sketch of the intentions of the builder DAVA DEVELOPMENTS which according to the meeting of April 3rd is now no longer what is intended. With no change to the public sign this is also misleading.

The notes from April 3rd, 2001 meeting should have been distributed to the residents prior to this public meeting.

The new sketch of property proposals should have been distributed to the residents prior to this public meeting. This new sketch is apparently from a meeting of April 9th, 2001. I only saw this sketch late on Monday May 21st. I doubt many residents have seen it. This information should not have been withheld from the residents of this area, but circulated so that we would have known in advance what was to be discussed this evening.

I think the City of Richmond has failed to provide information to the public. I can't see how this meeting can possibly take place under these circumstances. The circumstances that both the city and the developer have failed to provide updated proposals to the public.

In regards to the size of the lots, there should not be 16 or 12 or 8. The ultimate would be one lot with one house as per present. The most recent development is 4551 No. 5 Road. If you compare the area of the land, three lots only the size of 4551 No. 5 Road would fit into the existing area of 4591 No. 5 Road.

Regarding lanes that were discussed at the previous meeting on April 3rd, 2001, I sincerely hope that all reference to lanes entering Deerfield Crescent have been permanently discounted. This would be a negative impact on the subdivision that exists at present.

Looking briefly at the proposed current sketch and the proposed lane running north-south on the west side of #5 Road, it has an enormous impact on the entire block facing #5 Road and the entire block facing Deerfield Crescent and the entire block facing Dewsbury and the church. To achieve a maximum of eight lots for the benefit of the developer and the city, the residents will have to forfeit part of their existing property.

The city is not being honest with them by not informing them of this situation before this meeting.

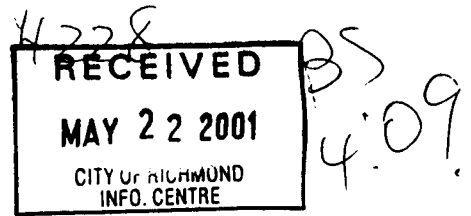
Yours truly

Doug & Lynne Harder.

May 2001

Suzanne Carter-Huffman
Urban Development Division
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

To: Public Hearing
May 22, 2001
Item 2



SCHEDULE 4 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 22, 2001.

Ms. Carter-Huffman,

May 22, 2001

RE: Zoning Amendment Bylaw 7221 (RZ 01-115083)

The City of Richmond has published a comprehensive plan for the development of its core. Specifically, OCP Bylaw 7100 Schedule 2.10B subsections 4.3 and 4.4 outline guidelines for traffic calming and environmental quality and livability. It is not clear how the above zoning application adds value to the OCP. In a broader context we are concerned that the City is not taking advantage of a good opportunity to enhance the neighbourhood as new permits are issued.

We see two primary opportunities for improvement:

1. Street Parking and Traffic Flow

This is a major problem in the area and adding more density to the area will compound this issue. Bennett Road west of No. 3 Road has approximately eight street parking spots among at least 24 lots. Neighbourhood traffic is also likely to remain steady with the construction of the new Richmond Secondary School.

We recommend the City require permit applicants to create parking facilities using a street curb and sidewalk.

2. Beautification and Safety

The City's plan sets beautification as a goal for the Bennett-Acheson area - to create a park-like setting with walkways, trash containers, park benches, etc. Presently, power lines, poles and telephone wire are strewn above the street and most properties have ditches, which the City plan indicates should be filled. Unfortunately, even the Richmond Caring Place has a lengthy ditch, which presents a risk of injury to school children and occupants/volunteers of the Caring Place. *Further, there is no street lamp installed for over 100 meter (7900 to 7980) of Bennett Road.*

If the City is serious about implementing Bylaw 7100 Schedule 2.10B in a timely, efficient manner, the overhead power and telephone lines at 7860 Bennett and the new construction at 7880 ought to be removed, in consultation with property owners on either side. As well, the property adjacent to the east of 7860 Bennett (7880) is a new construction near lock up.

Therefore, curbs and sidewalks extending from 7800 would be timely rather than simply filling the ditch with culverts. *It is also proposed to install street lamp for the section 7900 to 7980 Bennett Road.*

Sincerely,

WAI KI WONG

7940 Bennett Road Resident



SCHEDULE 5 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 22, 2001.

To: Public Hearing
May 22, 2001
Item 2

May 2001

Suzanne Carter-Huffman
Urban Development Division
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Ms. Carter-Huffman,

RE: Zoning Amendment Bylaw 7221 (RZ 01-115083)

The City of Richmond has published a comprehensive plan for the development of its core. Specifically, OCP Bylaw 7100 Schedule 2.10B subsections 4.3 and 4.4 outline guidelines for traffic calming and environmental quality and livability. It is not clear how the above zoning application adds value to the OCP. In a broader context we are concerned that the City is not taking advantage of a good opportunity to enhance the neighbourhood as new permits are issued.

We see two primary opportunities for improvement:

1. Street Parking and Traffic Flow

This is a major problem in the area and adding more density to the area will compound this issue. Bennett Road west of No. 3 Road has approximately eight street parking spots among at least 24 lots. Neighbourhood traffic is also likely to remain steady with the construction of the new Richmond Secondary School.

We recommend the City require permit applicants to create parking facilities using a street curb and sidewalk.

2. Beautification and Safety

The City's plan sets beautification as a goal for the Bennett-Acheson area - to create a park-like setting with walkways, trash containers, park benches, etc. Presently, power lines, poles and telephone wire are strewn above the street and most properties have ditches, which the City plan indicates should be filled. Unfortunately, even the Richmond Caring Place has a lengthy ditch, which presents a risk of injury to school children and occupants/volunteers of the Caring Place.

If the City is serious about implementing Bylaw 7100 Schedule 2.10B in a timely, efficient manner, the overhead power and telephone lines at 7860 Bennett and the new construction at 7880 ought to be removed, in consultation with property owners on either side. As well, the property adjacent to the east of 7860 Bennett (7880) is a new construction near lock up. Therefore, curbs and sidewalks extending from 7800 would be timely rather than simply filling the ditch with culverts.

Sincerely,

 Robyn Sykes

Bennett Road Resident



May 18, 2001

Suzanne Carter-Huffman
Urban Development Division
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

To: Public Hearing
May 22, 2001

SCHEDULE 6 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 22, 2001.



Ms. Carter-Huffman,

RE: Zoning Amendment Bylaw 7221 (RZ 01-115083)

The City of Richmond has published a comprehensive plan for the development of its core. Specifically, OCP Bylaw 7100 Schedule 2.10B subsections 4.3 and 4.4 outline guidelines for traffic calming and environmental quality and livability. It is not clear how the above zoning application adds value to the OCP. In a broader context we are concerned that the City is not taking advantage of a good opportunity to enhance the neighbourhood as new permits are issued.

We see two primary opportunities for improvement:

1. Street Parking and Traffic Flow

This is a major problem in the area and adding more density to the area will compound this issue. Bennett Road west of No. 3 Road has approximately eight street parking spots among at least 24 lots. Neighbourhood traffic is also likely to remain steady with the construction of the new Richmond Secondary School.

We recommend the City require permit applicants to create parking facilities using a street curb and sidewalk.

2. Beautification and Safety

The City's plan sets beautification as a goal for the Bennett-Acheson area - to create a park-like setting with walkways, trash containers, park benches, etc. Presently, power lines, poles and telephone wire are strewn above the street and most properties have ditches, which the City plan indicates should be filled. Unfortunately, even the Richmond Caring Place has a lengthy ditch, which presents a risk of injury to school children and occupants/volunteers of the Caring Place.

If the City is serious about implementing Bylaw 7100 Schedule 2.10B in a timely, efficient manner, the overhead power and telephone lines at 7860 Bennett and the new construction at 7880 ought to be removed, in consultation with property owners on either side. As well, the property adjacent to the east of 7860 Bennett (7880) is a new construction near lock up. Therefore, curbs and sidewalks extending from 7800 would be timely rather than simply filling the ditch with culverts.

Thank you Suzanne for your personal consultation (and your colleagues) and for the introduction to Mr. Erland Carlson. We also thank the writers of the Bylaw and the Council. The City's plan for the area is one of the primary reasons we purchased our property. We trust the integrity and intentions of the Bylaw will be upheld.

Sincerely,

Robert W. Bodnar and Norma Miller
7800 Bennett Road



SCHEDULE 7 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 22, 2001.

May 2001

Suzanne Carter-Huffman
Urban Development Division
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

To: Public Hearing
May 22, 2001
Item 2

Ms. Carter-Huffman,

RE: Zoning Amendment Bylaw 7221 (RZ 01-115083)

The City of Richmond has published a comprehensive plan for the development of its core. Specifically, OCP Bylaw 7100 Schedule 2.10B subsections 4.3 and 4.4 outline guidelines for traffic calming and environmental quality and livability. It is not clear how the above zoning application adds value to the OCP. In a broader context we are concerned that the City is not taking advantage of a good opportunity to enhance the neighbourhood as new permits are issued.

We see two primary opportunities for improvement:

1. Street Parking and Traffic Flow

This is a major problem in the area and adding more density to the area will compound this issue. Bennett Road west of No. 3 Road has approximately eight street parking spots among at least 24 lots. Neighbourhood traffic is also likely to remain steady with the construction of the new Richmond Secondary School.

We recommend the City require permit applicants to create parking facilities using a street curb and sidewalk.

2. Beautification and Safety

The City's plan sets beautification as a goal for the Bennett-Acheson area - to create a park-like setting with walkways, trash containers, park benches, etc. Presently, power lines, poles and telephone wire are strewn above the street and most properties have ditches, which the City plan indicates should be filled. Unfortunately, even the Richmond Caring Place has a lengthy ditch, which presents a risk of injury to school children and occupants/volunteers of the Caring Place.

If the City is serious about implementing Bylaw 7100 Schedule 2.10B in a timely, efficient manner, the overhead power and telephone lines at 7860 Bennett and the new construction at 7880 ought to be removed, in consultation with property owners on either side. As well, the property adjacent to the east of 7860 Bennett (7880) is a new construction near lock up. Therefore, curbs and sidewalks extending from 7800 would be timely rather than simply filling the ditch with culverts.

Sincerely,



Bennett Road Resident



May 2001

To: Public Hearing
May 22, 2001
Item 2

Suzanne Carter-Huffman
Urban Development Division
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

SCHEDULE 9 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 22, 2001.

✓	DW
LB	
S ^c	

Ms. Carter-Huffman,

RE: Zoning Amendment Bylaw 7221 (RZ 01-115083)

B/L 7221

The City of Richmond has published a comprehensive plan for the development of its core. Specifically, OCP Bylaw 7100 Schedule 2.10B subsections 4.3 and 4.4 outline guidelines for traffic calming and environmental quality and livability. It is not clear how the above zoning application adds value to the OCP. In a broader context we are concerned that the City is not taking advantage of a good opportunity to enhance the neighbourhood as new permits are issued.

We see two primary opportunities for improvement:

1. Street Parking and Traffic Flow

This is a major problem in the area and adding more density to the area will compound this issue. Bennett Road west of No. 3 Road has approximately eight street parking spots among at least 24 lots. Neighbourhood traffic is also likely to remain steady with the construction of the new Richmond Secondary School.

We recommend the City require permit applicants to create parking facilities using a street curb and sidewalk.

2. Beautification and Safety

The City's plan sets beautification as a goal for the Bennett-Acheson area - to create a park-like setting with walkways, trash containers, park benches, etc. Presently, power lines, poles and telephone wire are strewn above the street and most properties have ditches, which the City plan indicates should be filled. Unfortunately, even the Richmond Caring Place has a lengthy ditch, which presents a risk of injury to school children and occupants/volunteers of the Caring Place.

If the City is serious about implementing Bylaw 7100 Schedule 2.10B in a timely, efficient manner, the overhead power and telephone lines at 7860 Bennett and the new construction at 7880 ought to be removed, in consultation with property owners on either side. As well, the property adjacent to the east of 7860 Bennett (7880) is a new construction near lock up. Therefore, curbs and sidewalks extending from 7800 would be timely rather than simply filling the ditch with culverts.

Sincerely,



Bennett Road Resident

7760



May 2001

To: Public Hearing
May 22, 2001
Item 2

Suzanne Carter-Huffman
Urban Development Division
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

SCHEDULE 10 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 22, 2001.

Ms. Carter-Huffman,

RE: Zoning Amendment Bylaw 7221 (RZ 01-115083)

The City of Richmond has published a comprehensive plan for the development of its core. Specifically, OCP Bylaw 7100 Schedule 2.10B subsections 4.3 and 4.4 outline guidelines for traffic calming and environmental quality and livability. It is not clear how the above zoning application adds value to the OCP. In a broader context we are concerned that the City is not taking advantage of a good opportunity to enhance the neighbourhood as new permits are issued.

We see two primary opportunities for improvement:

1. Street Parking and Traffic Flow

This is a major problem in the area and adding more density to the area will compound this issue. Bennett Road west of No. 3 Road has approximately eight street parking spots among at least 24 lots. Neighbourhood traffic is also likely to remain steady with the construction of the new Richmond Secondary School.

We recommend the City require permit applicants to create parking facilities using a street curb and sidewalk.

2. Beautification and Safety

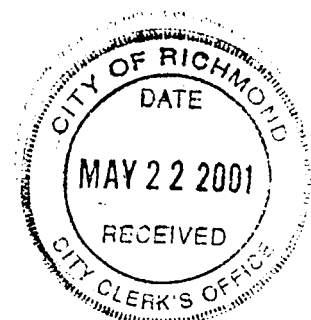
The City's plan sets beautification as a goal for the Bennett-Acheson area - to create a park-like setting with walkways, trash containers, park benches, etc. Presently, power lines, poles and telephone wire are strewn above the street and most properties have ditches, which the City plan indicates should be filled. Unfortunately, even the Richmond Caring Place has a lengthy ditch, which presents a risk of injury to school children and occupants/volunteers of the Caring Place.

If the City is serious about implementing Bylaw 7100 Schedule 2.10B in a timely, efficient manner, the overhead power and telephone lines at 7860 Bennett and the new construction at 7880 ought to be removed, in consultation with property owners on either side. As well, the property adjacent to the east of 7860 Bennett (7880) is a new construction near lock up. Therefore, curbs and sidewalks extending from 7800 would be timely rather than simply filling the ditch with culverts.

Sincerely,



Bennett Road Resident



SCHEDULE 11 TO THE MINUTES OF
 THE REGULAR MEETING FOR
 PUBLIC HEARINGS HELD ON
 MAY 22, 2001.

To: Public Hearing
 May 22, 2001
 Item 3

		INT
	RM	
✓	DW	DW
	K	
	AS	
	BR	
	SF	

17 May, 2001 00-184600

To: Richmond City Council
 Submission regarding Development Variance Permit
 (DV 00-184600)

It is difficult to see, regarding the above item, how such a large setback, with all the attendant driveways, landscaping, etc., will not significantly compromise the agricultural use of what is good, fertile farmland. Allowing the permit would, I believe, contradict how land should be used in the A.L.R. If anything, setbacks should be reduced, not increased.

Sincerely,

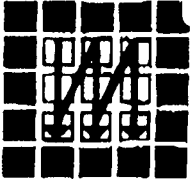
KEVIN CRAIG, Kevin Craig 9822 DYKERD.
 ARLENE HEWITT Arlene Hewitt 9822 DYKERD.



SCHEDULE 12 TO THE MINUTES OF THE REGULAR MEETING FOR PUBLIC HEARINGS HELD ON MAY 22, 2001.

To: Public Hearing
May 22, 2001
Item 3

005/005



WIEDEMANN ARCHITECTURAL DESIGN

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

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00 - 184600

Dear Sir/Madame,

We LINDA ADLEN ENGLISH live in the same

neighborhood as the above mentioned subject property, our home is located at

13751 GARDEN CITY RD RICHMOND BC We have had an

opportunity to review both the proposed construction, as well as the proposed landscaping for the

Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.

It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the

acceptance of this project. We feel that the setback variance should be granted on the basis

that the intent of the Agricultural Land Reserve has been met and that the proposed building

location and proposed gardens enhance the surrounding neighborhood.

Yours truly,

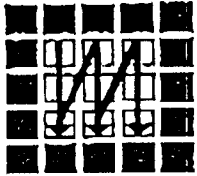
4643 Blenheim Street, Vancouver, B.C. V6L3A3
Tel: (604) 313-4241 Fax: (604) 283-9299



To: Public Hearing
May 22, 2001
Item 3

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WIEDEMANN ARCHITECTURAL DESIGN



May , 2001

00-184600

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

We CHARLES HUNTER live in the same

neighborhood as the above mentioned subject property, our home is located at

8655 JONES RD. RICHMOND. We have had an

opportunity to review both the proposed construction, as well as the proposed landscaping for the Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.

It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the acceptance of this project. We feel that the setback variance should be granted on the basis that the intent of the Agricultural Land Reserve has been met and that the proposed building location and proposed gardens enhance the surrounding neighborhood.

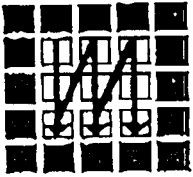
Yours truly,

C. M. Hunter



4643 Blenheim Street, Vancouver B.C. V6L 3A3
Tel: (604) 313-4241 Fax: (604) 263-9299

To: Public Hearing
May 22, 2001
Item 3



WIEDEMANN ARCHITECTURAL DESIGN

00-184600

May, 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

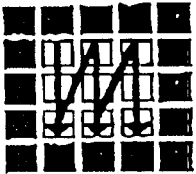
we Amanda Atkinson & Jason Turchak live in the same
neighborhood as the above mentioned subject property, our home is located at
5611 Burnell Rd, Rich-. We have had an
opportunity to review both the proposed construction, as well as the proposed landscaping for the
Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.
It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis
that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

Yours truly,

4643 Blenheim Street, Vancouver, B.C. V6L 3A3
Tel: (604) 313-4241 Fax: (604) 263-9299



To: Public Hearing
May 22, 2001
Item 3



WIEDEMANN ARCHITECTURAL DESIGN

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00-124600

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

WE I, DIANE SCHIBLID live in the same neighborhood as the above mentioned subject property, our home is located at 123-7453 MOFFATT RD, RMD. We have had an opportunity to review both the proposed construction, as well as the proposed landscaping for the Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22. It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the acceptance of this project. We feel that the setback variance should be granted on the basis that the intent of the Agricultural Land Reserve has been met and that the proposed building location and proposed gardens enhance the surrounding neighborhood.

Yours truly,


4543 Blenheim Street, Vancouver, B.C. V6L 3A3
 Tel: (604) 313-4241 Fax: (604) 263-9299



SCHEDULE 18 TO THE MINUTES OF THE REGULAR MEETING FOR PUBLIC HEARINGS HELD ON MAY 22, 2001.

To: Public Hearing
May 22, 2001
Item 3



WIEDEMANN ARCHITECTURAL DESIGN

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May , 2001

City of Richmond
Planning Department / Council

00-184600

Re subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

We BOB WINOGRAD live in the same neighborhood as the above mentioned subject property, our home is located at 52?? HOLLYCROFT DR. We have had an opportunity to review both the proposed construction, as well as the proposed landscaping for the Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22. It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the acceptance of this project. We feel that the setback variance should be granted on the basis that the intent of the Agricultural Land Reserve has been met and that the proposed building location and proposed gardens enhance the surrounding neighborhood.

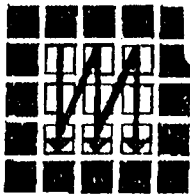
Yours truly,

Bob Winograd



4-433 Birchmount Street, Vancouver, B.C. V6L 9A3
Tel: (604) 273-4241 Fax: (604) 263-9299

To: Public Hearing
May 22, 2001
Item 3



WIEDEMANN ARCHITECTURAL DESIGN

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00-184600

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

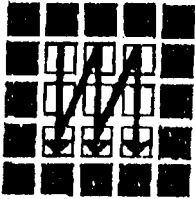
Dear Sir/Madame,

We ALAN R. NEDELAK live in the same neighborhood as the above mentioned subject property, our home is located at 13500 NO. 4. RD.. We have had an opportunity to review both the proposed construction, as well as the proposed landscaping for the Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22. It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the acceptance of this project. We feel that the setback variance should be granted on the basis that the intent of the Agricultural Land Reserve has been met and that the proposed building location and proposed gardens enhance the surrounding neighborhood.

Yours truly, *A. Nedelak*



To: Public Hearing
May 22, 2001
Item 3



WIEDEMANN ARCHITECTURAL DESIGN

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

We BRUCE & KATHY ANSTEY live in the same
neighborhood as the above mentioned subject property, our home is located at

9871 Finn Rd We have had an

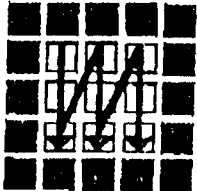
opportunity to review both the proposed construction, as well as the proposed landscaping for the
Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.

It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis
that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

Yours truly,



To: Public Hearing
May 22, 2001
Item 3



WIEDEMANN ARCHITECTURAL DESIGN

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

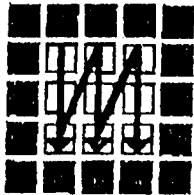
Dear Sir/Madame,

We Ken & Stephanie Sonnenberg live in the same neighborhood as the above mentioned subject property, our home is located at 9791 Finn Rd, Richmond. We have had an opportunity to review both the proposed construction, as well as the proposed landscaping for the Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22. It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the acceptance of this project. We feel that the setback variance should be granted on the basis that the intent of the Agricultural Lands Reserve has been met and that the proposed building location and proposed gardens enhance the surrounding neighborhood.

Yours truly,



To: Public Hearing
May 22, 2001
Item 3



WIEDEMANN ARCHITECTURAL DESIGN

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

We Laurie and Cathy Wozny live in the same neighborhood as the above mentioned subject property, our home is located at

9711 Junn Road We have had an opportunity to review both the proposed construction, as well as the proposed landscaping for the Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.

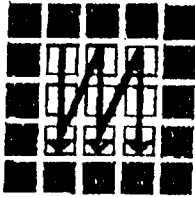
It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the acceptance of this project. We feel that the setback variance should be granted on the basis that the intent of the Agricultural Land Reserve has been met and that the proposed building location and proposed gardens enhance the surrounding neighborhood.

Yours truly,

L. Wozny
L. Wozny



To: Public Hearing
May 22, 2001
Item 3



WIEDEMANN ARCHITECTURAL DESIGN

May , 2001

City of Richmond
Planning Department / Council

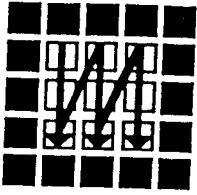
Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

We CHERYL & JOE WOZNY live in the same
neighborhood as the above mentioned subject property, our home is located at
13511 NO 4 RD. We have had an
opportunity to review both the proposed construction, as well as the proposed landscaping for the
Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.
It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis
that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

Yours truly,





To: Public Hearing
May 22, 2001
Item 3

WIEDEMANN ARCHITECTURAL DESIGN

SCHEDULE 24 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 22, 2001.

May 18, 2001

City of Richmond
Planning Department / Council

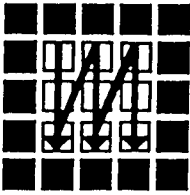
Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

I We ISSER ROGDWISKI live in the same
neighborhood as the above mentioned subject property, our ^{LAND} home is located at
13800 # 3 ROAD. We have had an
opportunity to review both the proposed construction, as well as the proposed landscaping for the
Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.
It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis
that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

Yours truly,





To: Public Hearing
May 22, 2001
Item 3

WIEDEMANN ARCHITECTURAL DESIGN

SCHEDULE 25 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 22, 2001.

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

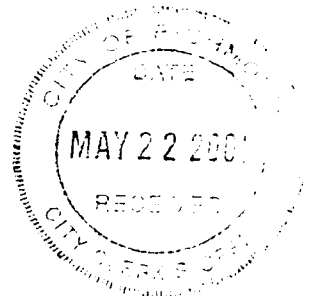
~~we~~ I MAUREEN LUCH live in the same
neighborhood as the above mentioned subject property, our home is located at
12911 # 3 Road. We have had an
opportunity to review both the proposed construction, as well as the proposed landscaping for the
Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.
It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis
that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

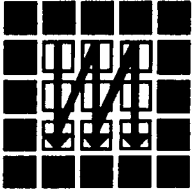
Yours truly,

Maureen Luch

33

4643 Blenheim Street, Vancouver, B.C. V6L3A3
Tel: (604) 313-4241 Fax: (604) 263-9299





WIEDEMANN ARCHITECTURAL DESIGN

To: Public Hearing
May 22, 2001
Item 3

SCHEDULE 26 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 22, 2001.

21st.
May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

We Mr. Trevor Crahan live in the same
neighborhood as the above mentioned subject property, our home is located at
13671 No 3 rd - Richmond. We have had an
opportunity to review both the proposed construction, as well as the proposed landscaping for the
Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.
It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis
that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

Yours truly,

34

4643 Blenheim Street, Vancouver, B.C. V6L3A3
Tel: (604) 313-4241 Fax: (604) 263-9299





To: Public Hearing
May 22, 2001
Item 3

WIEDEMANN ARCHITECTURAL DESIGN

SCHEDULE 27 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 22, 2001.

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

We The Hols' live in the same

neighborhood as the above mentioned subject property, our home is located at

12400 #3 Ro. We have had an

opportunity to review both the proposed construction, as well as the proposed landscaping for the
Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.

It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis
that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

Yours truly,

Lynette Holt

35

4643 Blenheim Street, Vancouver, B.C. V6L3A3
Tel: (604) 313-4241 Fax: (604) 263-9299





WIEDEMANN ARCHITECTURAL DESIGN

To: Public Hearing
May 22, 2001
Item 3

SCHEDULE 28 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 22, 2001.

May 19, 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

~~We~~ I, MURRAY G. DUNLOP ^{own} live in the same

neighborhood as the above mentioned subject property, our home is located at

13840 MAYFIELD PLACE. We have had an

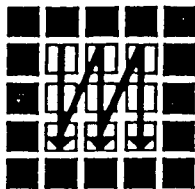
opportunity to review both the proposed construction, as well as the proposed landscaping for the
Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.

It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis
that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

Yours truly,



To: Public Hearing
May 22, 2001
Item 3



WIEDEMANN ARCHITECTURAL DESIGN

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

I We MICHIKA MARLOWE live in the same

neighborhood as the above mentioned subject property, our home is located at

313-8740 CITATIONS DRIVE, RICHMOND, B.C. We have had an

opportunity to review both the proposed construction, as well as the proposed landscaping for the

Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.

It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the acceptance of this project. We feel that the setback variance should be granted on the basis that the intent of the Agricultural Land Reserve has been met and that the proposed building location and proposed gardens enhance the surrounding neighborhood.

Yours truly,

37





To: Public Hearing
May 22, 2001
Item 3

WIEDEMANN ARCHITECTURAL DESIGN

May 17, 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

~~we~~ I, Ian Burroughs live in the same

neighborhood as the above mentioned subject property, our home is located at

9940 Gilhurst Cresc., Richmond. We have had an

opportunity to review both the proposed construction, as well as the proposed landscaping for the

Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.

It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the

acceptance of this project. We feel that the setback variance should be granted on the basis

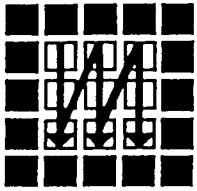
that the intent of the Agricultural Land Reserve has been met and that the proposed building

location and proposed gardens enhance the surrounding neighborhood.

Yours truly,

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WIEDEMANN ARCHITECTURAL DESIGN

To: Public Hearing
May 22, 2001
Item 3

SCHEDULE 31 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 22, 2001.

May 17, 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

I ~~we~~ Dominique Hookstra live in the same

neighborhood as the above mentioned subject property, our home is located at

9940 Gilhurst Cres. Road. We have had an

opportunity to review both the proposed construction, as well as the proposed landscaping for the
Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.

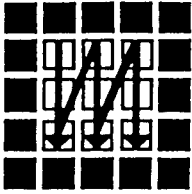
It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis
that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

Yours truly,

39

4643 Blenheim Street, Vancouver, B.C. V6L3A3
Tel: (604) 313-4241 Fax: (604) 263-9299





To: Public Hearing
May 22, 2001
Item 3

WIEDEMANN ARCHITECTURAL DESIGN

SCHEDULE 32 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 22, 2001.

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

We Helen & Vivian Rosenberg live in the same
neighborhood as the above mentioned subject property, our home is located at
DEFOE STREET. We have had an
opportunity to review both the proposed construction, as well as the proposed landscaping for the
Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.
It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the
acceptance of this project. We feel that the setback variance should be granted on the basis
that the intent of the Agricultural Land Reserve has been met and that the proposed building
location and proposed gardens enhance the surrounding neighborhood.

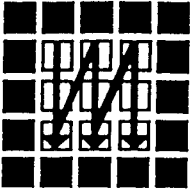
Yours truly,

Vivian Rosenberg

40

4643 Blenheim Street, Vancouver, B.C. V6L3A3
Tel: (604) 313-4241 Fax: (604) 263-9299





To: Public Hearing
May 22, 2001
Item 3

WIEDEMANN ARCHITECTURAL DESIGN

SCHEDULE 33 TO THE MINUTES OF
THE REGULAR MEETING FOR
PUBLIC HEARINGS HELD ON
MAY 22, 2001.

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

We Linda & Merv Jones live in the same

neighborhood as the above mentioned subject property, our home is located at

Barkub Place, Rm. We have had an

opportunity to review both the proposed construction, as well as the proposed landscaping for the Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.

It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the acceptance of this project. We feel that the setback variance should be granted on the basis that the intent of the Agricultural Land Reserve has been met and that the proposed building location and proposed gardens enhance the surrounding neighborhood.

Yours truly,

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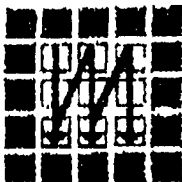
4643 Blenheim Street, Vancouver, B.C. V6L3A3
Tel: (604) 313-4241 Fax: (604) 263-9299



05/15/2001

To: Public Hearing
May 22, 2001
Item 3

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WIEDEMANN ARCHITECTURAL DESIGN

May , 2001

City of Richmond
Planning Department / Council

Re: subject property, Karl's residence
12831 No. 4 Road, Richmond, B.C.

Dear Sir/Madame,

We LAURENCE SEGAL live in the same

neighborhood as the above mentioned subject property, our home is located at

13251 #4 RD We have had an

opportunity to review both the proposed construction, as well as the proposed landscaping for the

Karl's residence. Unfortunately we are unable to attend the upcoming public review on May 22.

It is our pleasure to inform the City of Richmond that we have no hesitation in supporting the

acceptance of this project. We feel that the setback variance should be granted on the basis

that the intent of the Agricultural Land Reserve has been met and that the proposed building

location and proposed gardens enhance the surrounding neighborhood.

Yours truly,

