



To: Planning Committee **Date:** May 21, 2002
From: Joe Erceg **File:** RZ 01-195507 and
Manager Development Applications RZ 01-195511

Re: SINGLE-FAMILY LOT SIZE POLICY FOR THE DUNFELL ROAD, DUNFORD ROAD, DUNCLIFFE ROAD AND DUNAVON PLACE AREA, A PORTION OF SECTION 02-3-7.

APPLICATION BY SEAN LAWSON FOR A REZONING AT 4771, 4811, 4851, 4871 DUNFELL ROAD AND 4780, 4791, 4840, 4880, 4900, 4911, 4920, 4931, 4940, 4960, 4980 DUNCLIFFE ROAD FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A).

SINGLE-FAMILY LOT SIZE POLICY FOR GARRY STREET BETWEEN NO. 1 ROAD AND RAILWAY AVENUE, A PORTION OF SECTION 02-3-7.

APPLICATION BY SEAN LAWSON FOR A REZONING AT 4440, 4451, 4471, 4491, 4540, 4611, 4631, 4651, 4751, 4920, 4940 GARRY STREET FROM SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA E (R1/E) TO SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA A (R1/A).

Staff Recommendation

1. That the following recommendations be forwarded to Public Hearing:
 - (a) For Dunfell Road / Dunford Road / Duncliffe Road / Dunavon Place:
 - (i) That Resolution No. PH95/3-10 adopted by Council on March 20, 1995 which adopted Lot Size Policy No. 5458 (Dunfell Road / Dunford Road / Duncliffe Road / Dunavon Place) in Section 02-3-7 be rescinded.
 - (ii) That the following Single-Family Lot Size Policy be adopted:

That properties located along Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place, in the south-east quadrant of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area A (R1/A) zoning of the Zoning and Development Bylaw 5300 and that this policy (shown on Attachment 5) be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Bylaw No. 5300.

and,

(b) For Garry Street:

- (i) That Resolution No. PH96/1-5 adopted by Council on January 15, 1996 which adopted Lot Size Policy No. 5462 (Garry Street) in Section 02-3-7 be rescinded.
- (ii) That the following Single-Family Lot Size Policy be adopted:

That properties located along Garry Street between No. 1 Road and Railway Avenue, in a portion of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District Subdivision Area A (R1/A) in Zoning and Development Bylaw 5300 provided that no new accesses are created onto Railway Avenue and No. 1 Road; and

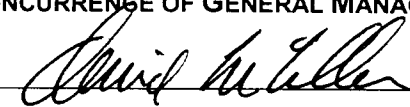
That properties located at 4771, 4109, 4111, 4211, 4160, 4180, 4011 Garry Street and the north-westerly portion of 4200 Garry Street be deemed eligible for townhouse development; and

That this policy (shown on Attachment 6) be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Bylaw No. 5300.

- 2. That Bylaw No. 7372 for the rezoning of 4771, 4811, 4851, 4871 Dunfell Road and 4780, 4791, 4840, 4880, 4900, 4911, 4920, 4931, 4940, 4960, 4980 Duncliff Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.
- 3. That Bylaw No. 7373 for the rezoning of 4440, 4451, 4471, 4491, 4540, 4611, 4631, 4651, 4751, 4920, 4940 Garry Street from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)", be introduced and given first reading.


 Joe Erceg
 Manager, Development Applications

JE:dcb
 Att. (11)

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Parks Design, Construction & Programs.. Y <input type="checkbox"/> N <input checked="" type="checkbox"/>		

Staff Report

Staff Report

PART 1 – LOT SIZE POLICY REVIEW

Origin

The City has received the following rezoning applications for two adjacent areas in Section 02-3-7 of the Steveston Planning Area:

Dunfell / Duncliffe Road: RZ 01-195507

SEAN LAWSON has applied on behalf of the owners of 4771, 4811, 4851, 4871 Dunfell Road and 4780, 4791, 4840, 4880, 4900, 4911, 4920, 4931, 4940, 4960, 4980 Duncliffe Road to rezone these properties from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area A (R1/A) in order to permit each to be subdivided into two single-family residential lots. Refer to the location map in **Attachment 1**. Lot size dimensions are shown in a table in Part 2 of this report.

Garry Street: RZ 01-195511

SEAN LAWSON has applied on behalf of the owners of 4440, 4451, 4471, 4491, 4540, 4611, 4631, 4651, 4751, 4920, 4940 Garry Street to rezone these properties from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area A (R1/A) in order to permit each to be subdivided into two single-family residential lots. Refer to the location map in **Attachment 2**.

On February 5, 2002, Council directed staff to consider the subject applications in conjunction with two separate Single-Family Lot Size studies for the same area covered by the existing policies.

Related Policies & Studies

The initial staff report from the Manager, Development Applications (dated January 22, 2002) was reviewed by Planning Committee on February 5, 2002. This initial report indicated that the number of lots in each area that could subdivide without consolidation was estimated as follows:

- Within the Dunfell Road / Dunford Road / Duncliffe Road / Dunavon Place study area (RZ 01-195507), 20 properties could be created through subdivision of existing parcels having sufficient dimensions to meet R1/A zoning requirements.
- Within the Garry Street study area (RZ 01-195511), 27 properties could be created through subdivision of existing parcels having sufficient dimensions to meet R1/A zoning requirements.

As directed by Planning Committee, two separate Single Family Lot Size studies were initiated. Two separate surveys were prepared and mailed out to 111 addresses associated with properties in the Dunfell Road / Dunford Road / Duncliffe Road / Dunavon Place study area, and 109 addresses associated with properties in the Garry Street study area. These boundaries were the

same as those covered by the existing Lot Size Policy boundaries (refer to **Attachments 3 and 4** respectively).

Two public information meetings were held. The first, for residents in the Dunfell Road / Dunford Road / Duncliffe Road / Dunavon Place study area, was held at the Steveston Community Centre on March 25, 2002. The second, for residents in the Garry Street study area, was held at the Japanese Cultural Centre on March 26, 2002. Both were lightly attended with a total of 24 attendees. The intent of these meetings was to assist owners/residents in responding to the survey and provide an overview of the review process.

Survey Results

The City received 33 survey responses from the Dunfell Road / Dunford Road / Duncliffe Road / Dunavon Place study area representing a response rate of approximately 30%. Fifty four survey responses were received from the Garry Street study area representing a response rate of approximately 50%. The results from the surveys are shown in the table below:

TENURE	PREFERENCE	DUNFELL RESPONDENTS	GARRY ST. RESPONDENTS	TOTAL RESPONDENTS
Property Owner	Option 1 Status Quo	7	26	33
	Option 2: Rezoning to R1/A Permitted	25	25	50
Tenant / Leaseholder	Option 1 Status Quo	1		1
	Option 2: Rezoning to R1/A Permitted		1	1
Unknown Tenure	Option 1 Status Quo			0
	Option 2: Rezoning to R1/A Permitted		2	2
TOTALS		33	54	87
	PREFERENCE	DUNFELL RESPONDENTS	GARRY ST. RESPONDENTS	TOTAL RESPONDENTS
COMBINED TOTALS	Option 1 Status Quo	8	26	34
	Option 2: Rezoning to R1/A Permitted	25	28	53

Summary of Written Comments By Dunfell Road / Dunford Road / Duncliffe Road / Dunavon Place Survey Respondents

Written comments provided by the survey respondents within the Dunfell Road / Dunford Road / Duncliffe Road / Dunavon Place study area are provided in **Attachment 9**. Key issues raised include the following:

- Concerns about traffic congestion and too many cars on the street.
- Safety for children related to vehicle traffic.
- The increase in density would be too high.
- Ensuring that as many trees are retained as possible with redevelopment.
- That it would be unfair to deny the rezoning to the east area (along Dunfell / Duncliffe) given that the western area (along Dunford) has already been allowed to subdivide.

Summary of Written Comments By Garry Street Survey Respondents

Written comments provided by the respondents to the formal survey for the Garry Street study area are provided in **Attachment 10**. Some of the key issues raised include the following:

- The Dunford area was allowed to subdivide, the Garry Street area should be allowed to do the same.
- Traffic is high in the morning and afternoons on Garry Street (McMath High School generates significant traffic on Garry Street). The intersection at Garry and Railway is very busy. The redevelopment of the BC Packers site and the addition of the new private school on Moncton will generate huge amounts of traffic in the area and drivers may begin using Garry Street to bypass traffic congestion that these developments will create on Moncton Street.
- Ways must be considered to cut down on the speed of traffic on Garry.
- Redevelopment would upgrade some of the existing homes which currently can't feasibly redevelop because of the size of the lots.
- One time events (e.g. Wednesday night Church bingo, craft fairs, weddings, night school, organized sports played in the McMath fields, etc.) have an even greater impact upon traffic in the area than would be generated by the proposed redevelopments.
- Leeward and Windward Gates are the only exit for approximately 160 houses in the subdivision behind. Turning left from Garry Street onto either Railway Ave. or No. 1 Rd. is difficult any time.
- That a community (Windjammer area) that currently has higher densities than we are proposing, does not have sufficient off-street parking for their own cars, and does not have any of the increased traffic from a Garry Street rezoning running through their property could have any negative effect on our application.
- The impact of BC Packers will be enormous on the Steveston Community. We should not allow any more expansion until we see the effects from this huge development.
- Kids from McMath already exceed speed limit regularly down Garry despite traffic calming measures.

Additional Comments Received Through Letters and Independent Petitions

In addition to the formal survey responses, the City has also received four separate letters from residents living within the study area and 70 independent petition/surveys primarily from residents/owners living outside and north of the Garry Street study area (residents using either Windjammer or Leeward Gate accesses to Garry Street). Copies of these documents are provided in **Attachment 11**. There is no indication of the opinions of the balance of the approximately 153 single family lots in this area.

Key issues identified in the independent petitions include the following:

- Negative impacts such as increased noise, decreased privacy.
- Increased number of driveways onto Garry St.
- Increased traffic along Garry St.
- Increased difficulty entering / leaving Leeward or Windward Gates.
- Decreased pedestrian safety.
- Increased parking along Garry St.
- Increased difficulty turning left onto Railway Ave.
- Increased difficulty turning right onto No. 1 Rd.

The petition requests that the R1/E zoning be retained along Garry Street for another five years at a minimum.

Staff Comments*Transportation*

A technical analysis prepared by the Transportation Department has concluded that the road network in the two study areas is functionally capable of handling the increased traffic projected from the eventual build out of the two areas with the proposed subdivision to R1/A 9m (29.53 ft) wide lots. Transportation staff have reiterated their earlier recommendation (report from the Manager, Development Applications, dated January 22, 2002) that, on Garry Street, all new pairs of lots created through subdivision on Garry Street be accessed by a common, shared driveway.

Transportation staff have also advised that, from a technical standpoint, full signalization of the intersection at Railway Ave. and Garry St., is not warranted at this time based upon the traffic volumes resulting from the proposed rezonings. The two intersections will be monitored on a continual basis to determine if further improvements are required to address any safety concerns.

Schools and Parks

There are no additional staff comments regarding School Facilities, physical infrastructure or Parks beyond those made in the staff report from the Manager, Development Applications (dated January 22, 2002).

Analysis

Dunfell Road / Dunford Road / Duncliffe Road / Dunavon Place Study Area

There are 15 property owners applying for subdivision in the Dunfell / Duncliffe area. An additional 5 properties in this area have sufficient dimension to subdivide without consolidation. At an estimated average of 3.45 people per single family household (based on 1996 Census data) if each of these properties redevelops, this will add approximately 69 more people to the area.

Of the 33 survey responses from the Dunfell Road / Dunford Road / Duncliffe Road / Dunavon Place study area, more than 75% (25 of 33) responded in support of allowing subdivision to R1/A or 9m (29.527 ft.) wide lots in the Dunfell / Duncliffe area. Of the respondents living in the Dunfell / Duncliffe area, only seven voted to retain the larger lot status quo.

Garry Street Study Area

There are 11 property owners applying for subdivision in the Garry Street area. An additional 16 properties in this area have sufficient dimension to subdivide without consolidation. At an estimated average of 3.45 people per single family household (based on 1996 Census data) if each of these properties redevelops, this will add approximately 93 more people to the area.

Of the 54 survey responses from the Garry Street study area, 52% (28 of 54) responded in support of allowing subdivision to R1/A or 9m (29.527 ft.) wide lots in the Garry Street area. Marginally higher support exists in the area east of Windward Gate with 59% (20 of 34 respondents) supporting subdivision to R1/A. Windward Gate is the approximate centre of the Garry Street study area.

Policy Options

Based on the results of the lot size surveys and the City services technical analysis, the following three policy options are identified for the two study areas:

Option 1: Retain the status quo in both study areas (Dunfell Road / Dunford Road / Duncliffe Road / Dunavon Place and Garry Street)

Under this option:

- The existing single family small lot policies (Lot Size Policy No. 5462 for **Garry Street** and Lot Size Policy No. 5458 (**Dunfell/Dunford/Duncliffe/Dunavon**)) would be extended for a minimum of 5 years with no further extension of subdivision potential to R1/A or 9m (29.527 ft.) wide lots beyond those areas currently permitted to do so.
- The current applications for rezoning in both the **Garry Street** and **Dunfell / Duncliffe** areas would be denied.

This option was supported by 39% (34 of 87) of survey respondents from the two separate surveys, plus the 70 petitioners who supported retention of the current policies.

Option 2: Approve the proposed Lot Size Policy as shown in Attachment 5 for the Dunfell Road / Dunford Road / Duncliffe Road / Dunavon Place area only.

Under this option:

- The existing single family small lot policies (Lot Size Policy No. 5462 for **Garry Street** would be extended for a minimum of 5 years with no further extension of subdivision potential to R1/A or 9m (29.527 ft.);
- The proposed Lot Size Policy would be implemented for a minimum of five years and would extend the potential to subdivide to R1/A or 9m (29.527 ft.) wide lots to the **Dunfell / Duncliffe** area.
- The applications for rezoning in the **Garry Street** area would be denied.
- The applications for rezoning in the **Dunfell / Duncliffe** area could be considered as conforming with the proposed small lot size policy and likely approvable.

This option responds to 59% (51 of 87) of survey respondents from the two separate surveys (i.e. 26 Garry Street respondents voted to retain the status quo in their area and 25 Dunford / Dunfell / Duncliffe respondents voted to permit rezoning to R1/A 9m (29.527 ft.) wide lots in their area).

Option 3: Approve both the proposed Lot Size Policy for the Dunfell Road / Dunford Road / Duncliffe Road / Dunavon Place, as shown in Attachment 5, and the Lot Size Policy for the Garry Street area, as shown in Attachment 6.
(Recommended Option)

Under this option:

- Both proposed Lot Size Policies would be implemented for a minimum of five years and would extend the potential to subdivide to R1/A or 9m (29.527 ft.) wide lots to the areas shown in **Attachment 5** and **Attachment 6**.
- The applications for rezoning in both the **Dunfell / Duncliffe** area and the **Garry Street** area could be considered as conforming with the proposed small lot size policies and likely approvable.

This option responds to the 61% (53 of 87) of survey respondents who voted in favour of permitting rezoning to R1/A 9m (29.527 ft.) wide lots.

Recommended Policy

The Urban Development Division supports **Option 3** which permits subdivision to R1/A or 9m (29.527 ft.) wide lots to the areas shown in **Attachment 5** and **Attachment 6** for the following reasons:

- It addresses an element of fairness for the Dunfell / Duncliffe Street owners who would be permitted to subdivide similar to what has already been permitted along Dunford Road;
- It may make redevelopment to single-family dwellings along Garry Street feasible without resorting to additional multifamily dwellings which would further exacerbate the concerns of the area's residents;
- Council has previously endorsed smaller R1/B (12m (39.37ft.)) wide lots along much of Garry Street. This has not proven to be feasible over time. The reduction being sought to R1/A (9m (29.53ft)) wide lots will not result in a significant increase in the overall number of lots being added but will likely make subdivision more feasible to those properties with sufficient dimensions.
- Transportation related concerns have been reviewed and addressed by the Transportation Department. Transportation staff will continue to monitor the area.

Financial Impact

Undetermined – there are no apparent financial implications for the City at this time.

Conclusions

1. The Urban Development Division has completed two separate studies to determine future single-family lot sizes in the Dunfell Road / Dunford Road / Duncliffe Road / Dunavon Place and Garry Street areas of Section 02-3-7.
2. Based on the survey results and the technical analysis, staff are recommending that the two proposed lot size policies be adopted that would permit the areas shown in **Attachment 5** and **Attachment 6** to subdivide to R1/A or 9m (29.527 ft.) wide lots.
3. Two rezoning applications are dealt with in Part 2 of this report.

Staff Report

PART 2 – REZONING APPLICATION REVIEW

Origin

The City has received the following rezoning applications for two adjacent areas in Section 02-3-7 of the Steveston Planning Area:

Dunfell / Duncliffe Road: RZ 01-195507

SEAN LAWSON has applied on behalf of the owners of 4771, 4811, 4851, 4871 Dunfell Road and 4780, 4791, 4840, 4880, 4900, 4911, 4920, 4931, 4940, 4960, 4980 Duncliffe Road to rezone these properties from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area A (R1/A) in order to permit each to be subdivided into two single-family residential lots. Refer to the location map in **Attachment 1**.

Garry Street: RZ 01-195511

SEAN LAWSON has applied on behalf of the owners of 4440, 4451, 4471, 4491, 4540, 4611, 4631, 4651, 4751, 4920, 4940 Garry Street to rezone these properties from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area A (R1/A) in order to permit each to be subdivided into two single-family residential lots. Refer to the location map in **Attachment 2**.

Findings Of Fact

Dunfell / Duncliffe Road Application: RZ 01-195507

Address	Owner	Site Size (ac)	PID
4771 Dunfell Road	Ken & Kim Oszinski	0.165	003-590-267
4811 Dunfell Road	Polycarp & Maria Pereira	0.165	003-720-241
4851 Dunfell Road	Keld & Alida Hansen	0.176	005-234-115
4871 Dunfell Road	Abdul & Nazira Sovani	0.195	003-635-147
4780 Duncliffe Road	David Anderson	0.169	003-846-709
4791 Duncliffe Road	Patrick Safianuk	0.169	004-144-155
4840 Duncliffe Road	David & Kathy Chevreau	0.182	005-153-514
4880 Duncliffe Road	Eric & Paula Wolf	0.225	005-234-158
4900 Duncliffe Road	Douglas & Leanne Tweedlie	0.165	003-907-945
4911 Duncliffe Road	Fiona Li	0.161	004-179-862
4920 Duncliffe Road	Kenneth & Louise Peterson	0.165	005-234-140
4931 Duncliffe Road	Kazumi & Chizuko Nishi	0.188	005-234-239
4940 Duncliffe Road	Patrick Safianuk	0.165	003-638-529
4960 Duncliffe Road	James Pepper	0.165	000-625-485
4980 Duncliffe Road	Timothy & Justine Scheuer	0.17	005-234-131

Garry Street Application: RZ 01-195511

Address	Owner	Site Size (ac)	PID
4440 Garry Street	Lori Pfortmueller	0.185	008-518-483
4451 Garry Street	Michael & Susan Spence	0.207	003-523-322
4471 Garry Street	Andrew & Severina Dardano	0.207	004-305-451
4491 Garry Street	Madeline & George Maeda	0.207	007-136-188
4540 Garry Street	Akiko & Shitsue Kumagai	0.2	010-455-663
4611 Garry Street	Markus Berg & Alia Khan	0.189	003-526-721
4631 Garry Street	Irene McDiarmid	0.225	005-768-462
4651 Garry Street	Robert Busse	0.197	009-079-963
4751 Garry Street	Don McMartin	0.197	009-017-194
4920 Garry Street	Chris Campion	0.191	000-475-084
4940 Garry Street	David & Priscilla Fraser	0.212	002-113-287

Zoning Bylaw Excerpt: Section 605

NEW PARCELS WHICH MAY BE CREATED IN R1 ZONING DISTRICT (Sewered Areas Only)				
SUB-DIVISION AREAS	MINIMUM FRONTAGE	MINIMUM WIDTH	MINIMUM DEPTH	MINIMUM AREA
A	6m (19.685 ft.)	9m (29.527 ft.)*	24m (78.740 ft.)	270m ² (2,906.35 ft ²)
B	6m (19.685 ft.)	12m (39.370 ft.)*	24m (78.740 ft.)	360m ² (3,875.13 ft ²)
C	13.5m (44.291 ft.)	13.5m (44.291 ft.)*	24m (78.740 ft.)	360m ² (3,875.13 ft ²)
D	7.5m (24.606 ft.)	15m (49.213 ft.)*	24m (78.740 ft.)	450m ² (4,843.92 ft ²)
E	7.5m (24.606 ft.)	18m (59.055 ft.)*	24m (78.740 ft.)	550m ² (5,920.34 ft ²)
H	7.5m (24.606 ft.)	16.5m (54.134 ft.)*	24m (78.740 ft.)	550m ² (5,920.34 ft ²)
J	13.4m (43.963 ft.)	13.4m (43.963 ft.)	24m (78.740 ft.)	360m ² (3,875.13 ft ²)
K	6m (19.685 ft.)	10m (32.808 ft.)	24m (78.740 ft.)	315m ² (3,390.75 ft ²)

*For corner lots, add 2m (6.562 ft.) to width, except along Fourth Avenue and those corner lots with a north-south orientation in Section 3 Block 3 North Range 7 West New Westminster District (Steveston Townsite Area).

Official Community Plan designates this area as Residential. All of the subject properties are currently zoned as Single-Family Housing District, Subdivision Area E (R1/E).

Staff Comments

Engineering:

A review of core utilities including water, storm and sanitary has been conducted. Staff are quite confident that, as this is single family, the existing infrastructure can readily accommodate the extra lots.

Parks:

The Steveston Planning Area is adequately serviced with parkland and presently, Steveston Park is being upgraded, therefore, it is anticipated that the additional residents can be accommodated within the existing park system.

Transportation:

No transportation infrastructure improvements are required to support the potential demand from subdivision in either of the two study areas.

Transportation's Analysis:

The subject portion of Duncliffe Road (eastern half of crescent) is a local street with curb and gutter on both sides and a sidewalk on the east side of the street. Garry Street is a local road with the portion of interest (between Railway Ave. and Fentiman Place) being an urban section (curb and gutter on both sides) with sidewalk on the north side and a sidewalk with a boulevard on the south side. The road has recently been reconstructed with mid-block curb extensions. Because Garry Street is serving as the only access road to and from this subject area, it is **strongly recommended that all new pairs of lots created through subdivision be accessed by a common, shared driveway** to minimize the number of individual driveways fronting this roadway.

The two rezoning areas combined have the potential to create 47 additional parcels and approximately 50 additional peak hour vehicle trips. Access to the arterial grid is provided primarily at the intersection of Railway and Garry. Signalization of this intersection is not warranted, at this time, under either the existing condition or built-out condition.

Refer to the attached Lot Size Policy report for additional transportation related comments.

School Board:

A detailed capacity review was provided by Mr. Ken Morris, Secretary-Treasurer for School District No. 38 (refer to the report from the Manager, Development Applications dated January 22, 2002). Mr. Morris noted that the potential increase in lots would be expected to result in approximately 19 new elementary age students, and 10 new secondary age students. Mr. Morris commented that "the proposed rezoning will put pressure on Westwind Elementary School, and **may result in us being required to add a portable classroom**. There will be no detrimental effect on McMath Secondary School."

Analysis

Staff support the subject applications because they are consistent with the recommended 702 Lot Size Policies for the larger area which is discussed in the attached report.

Financial Impact

There are no apparent financial implications to the City at this time. Transportation Department staff will continue to monitor the traffic implications along the Garry Street corridor.

Conclusions

1. The proposal is to rezone 15 large lots in the Dunfell / Duncliffe Road area and 11 large lots in the Garry Street area to Single-Family Housing District, Subdivision Area A (R1/A) for the purpose of creating an additional 26 single-family lots.

2. The Urban Development Division support the subject applications because they are consistent with the proposed 702 lot size policies for the areas recommended in the Part 1 of this report.



David Brownlee
Planner 2

DCB:cas

There are no requirements to be dealt with prior to final adoption of rezoning.

The following are conditions of subdivision:

Development requirements, specifically:

- Dedication of frontage for 4871 Dunfell Road.

Legal requirements, specifically:

- Covenants and cross access agreements to ensure shared driveways along Garry Street for each new small lot subdivision.

LIST OF ATTACHMENTS

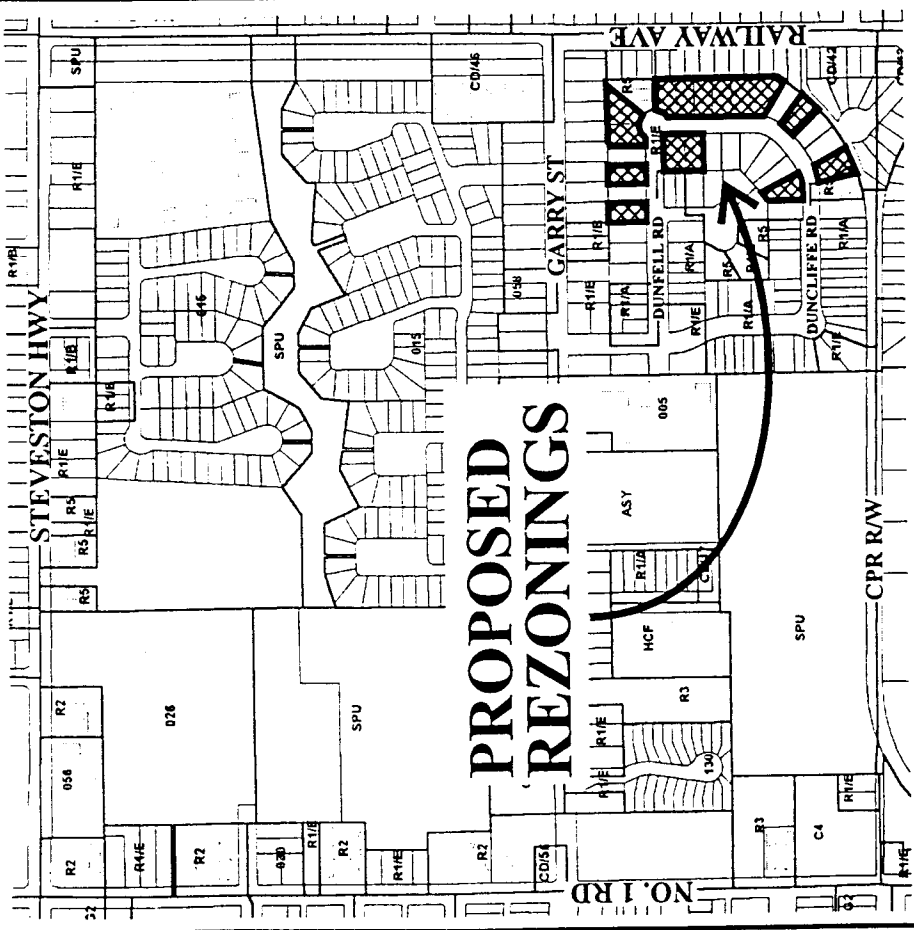
- Attachment 1 Proposed Rezoning In The Dunford/Dunfell/Duncliffe Area**
- Attachment 2 Proposed Rezoning In The Garry Street Area**
- Attachment 3 Existing Lot Size Policy For Dunford/Dunfell/Duncliffe**
- Attachment 4 Existing Lot Size Policy For Garry Street**
- Attachment 5 Proposed Lot Size Policy For Dunford/Dunfell/Duncliffe**
- Attachment 6 Proposed Lot Size Policy For Garry Street**
- Attachment 7 Sample Survey For Dunford/Dunfell/Duncliffe**
- Attachment 8 Sample Survey For Garry Street**
- Attachment 9 Additional Comments Provided By Dunford / Dunfell / Duncliffe Survey Respondents**
- Attachment 10 Additional Comments Provided By Garry Street Survey Respondents**
- Attachment 11 Additional Letters and Petitions Received**

Original Date: 10/31/01

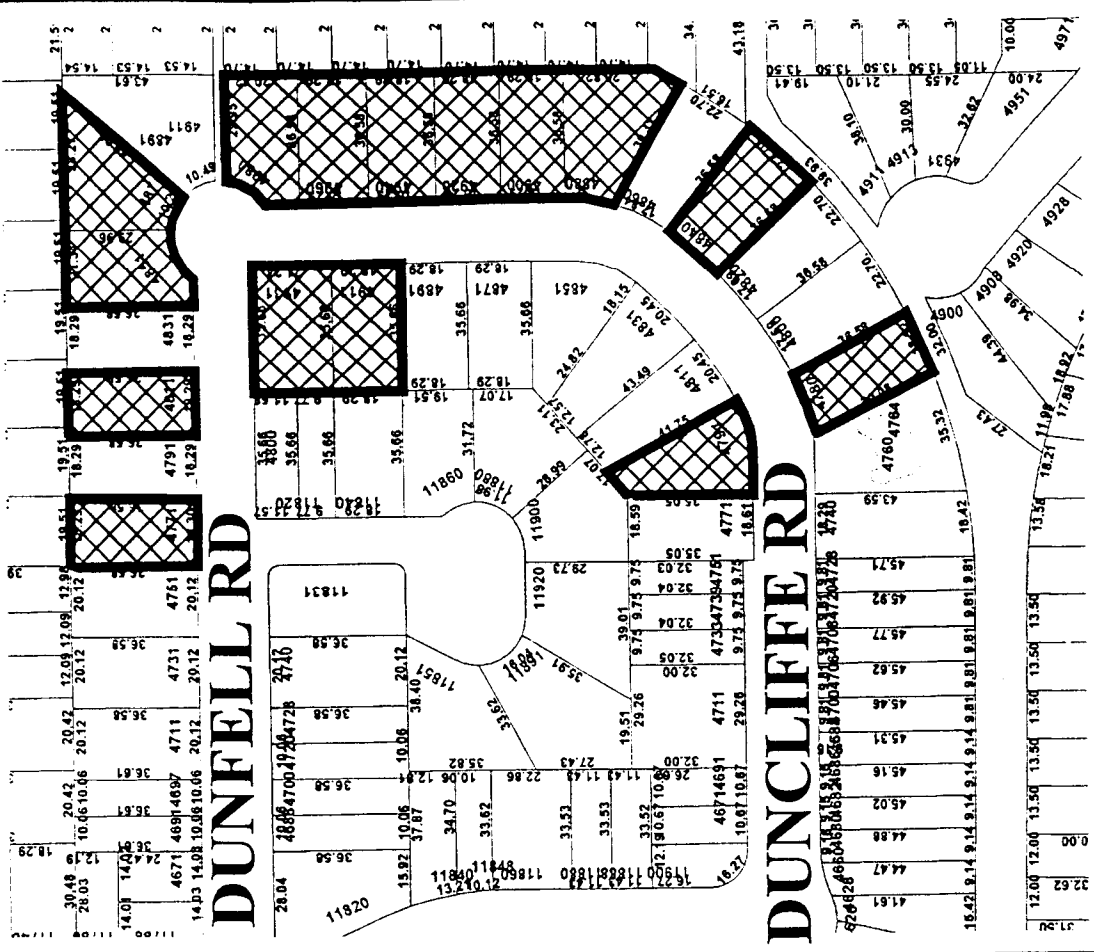
Revision Date: 01/11/02

Note: Dimensions are in METRES

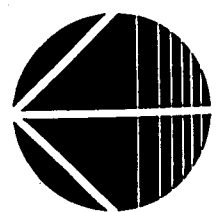
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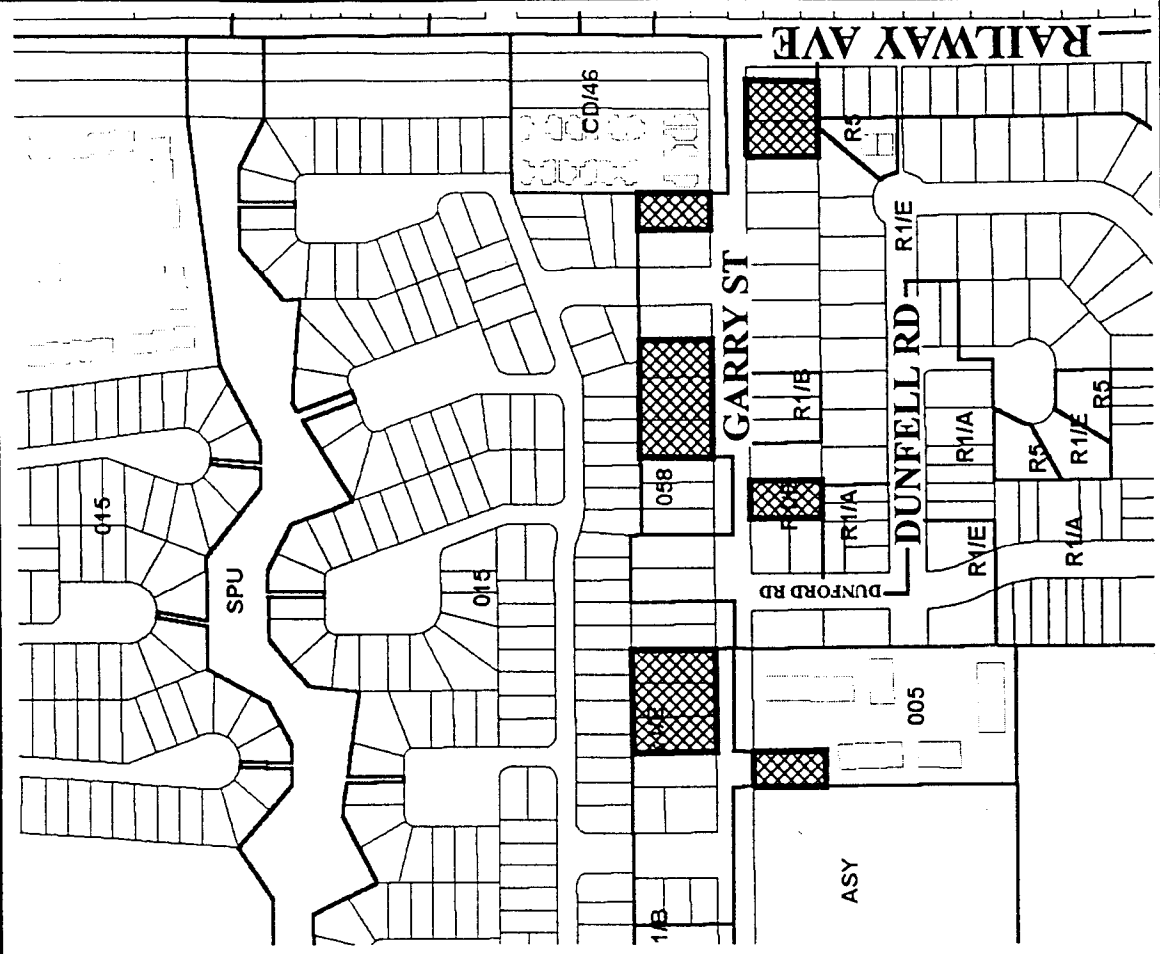


PROPOSED REZONINGS



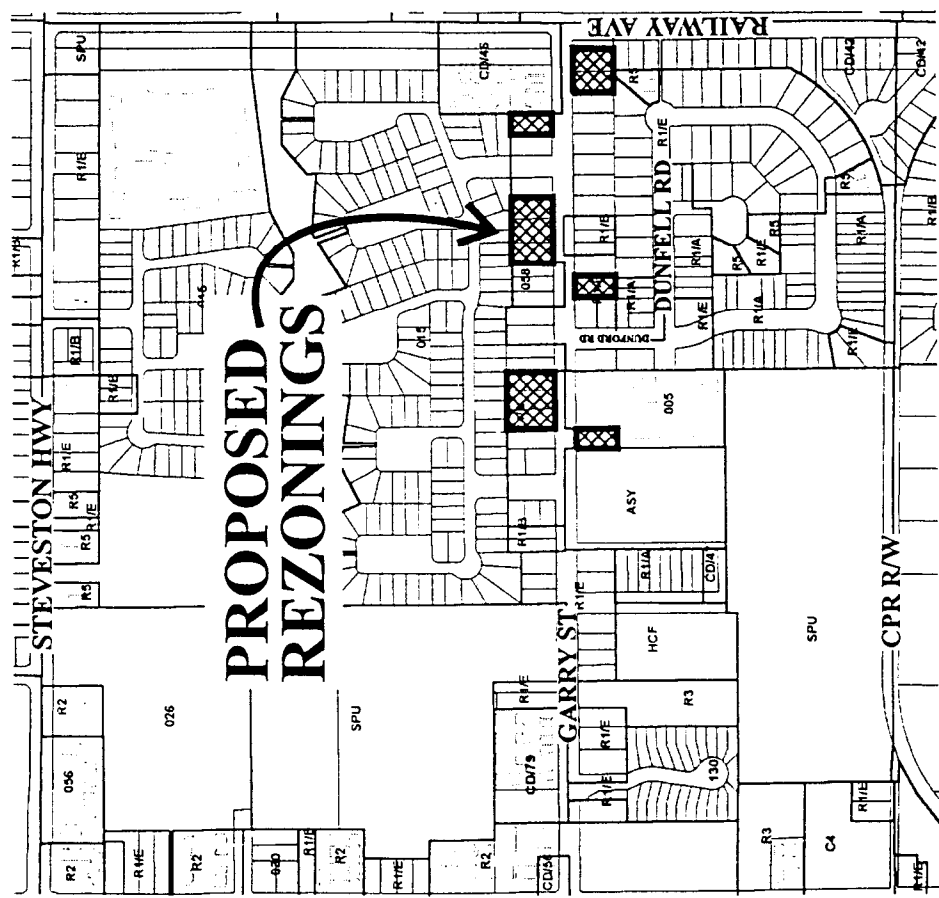
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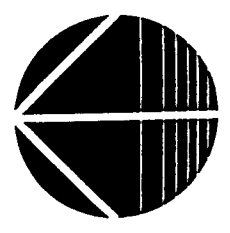


Original Date: 10/31/01
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City of Richmond



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Policy Manual

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POLICY 5458

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7

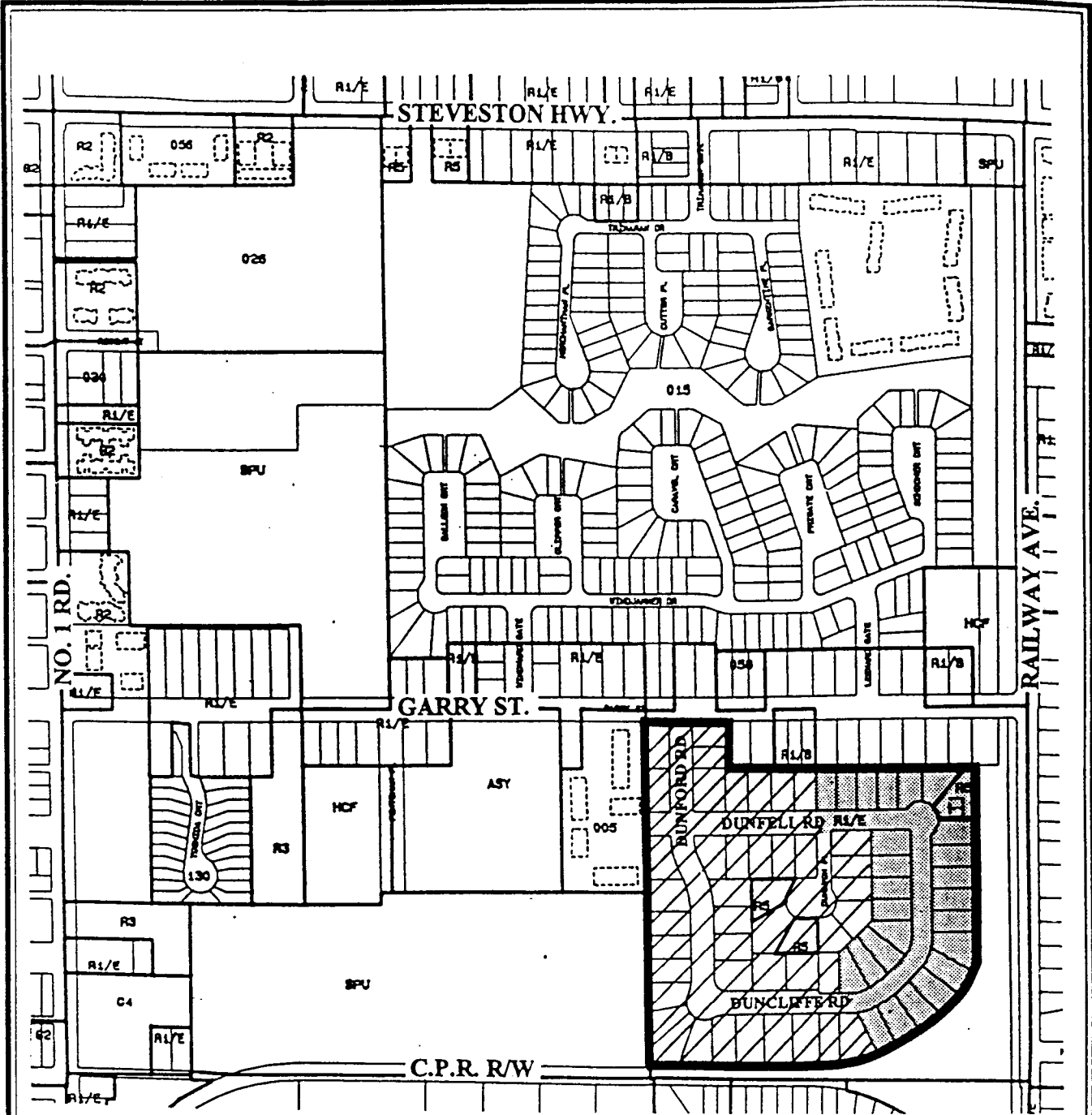
POLICY 5458:


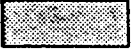
The following policy establishes lot sizes for properties within the area located along Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place, in a portion of Section 2-3-7:

That properties located along Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place, in the south-east quadrant of Section 2-3-7, be permitted to subdivide in accordance with the provisions of the existing large lot Single-Family Housing District, Subdivision Area E (R1/E) zoning of the Zoning and Development Bylaw 5300, with the following exception:

That properties along Dunfell Road to the west of 4771 Dunfell Road, along Duncliffe Road to the west of 4780 and 4791, and all properties on Dunavon Place and Dunford Road in the western portion of the study area be permitted to subdivide as per Single-Family Housing District, Subdivision Area A (R1/A).

This policy is to be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



 Subdivision permitted as per R1/A.
 Subdivision permitted as per R1/E.



POLICY SECTION

5458
02,3-7
31

DATE
03/20/95



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: January 15, 1996

POLICY 5462

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7

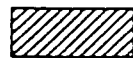
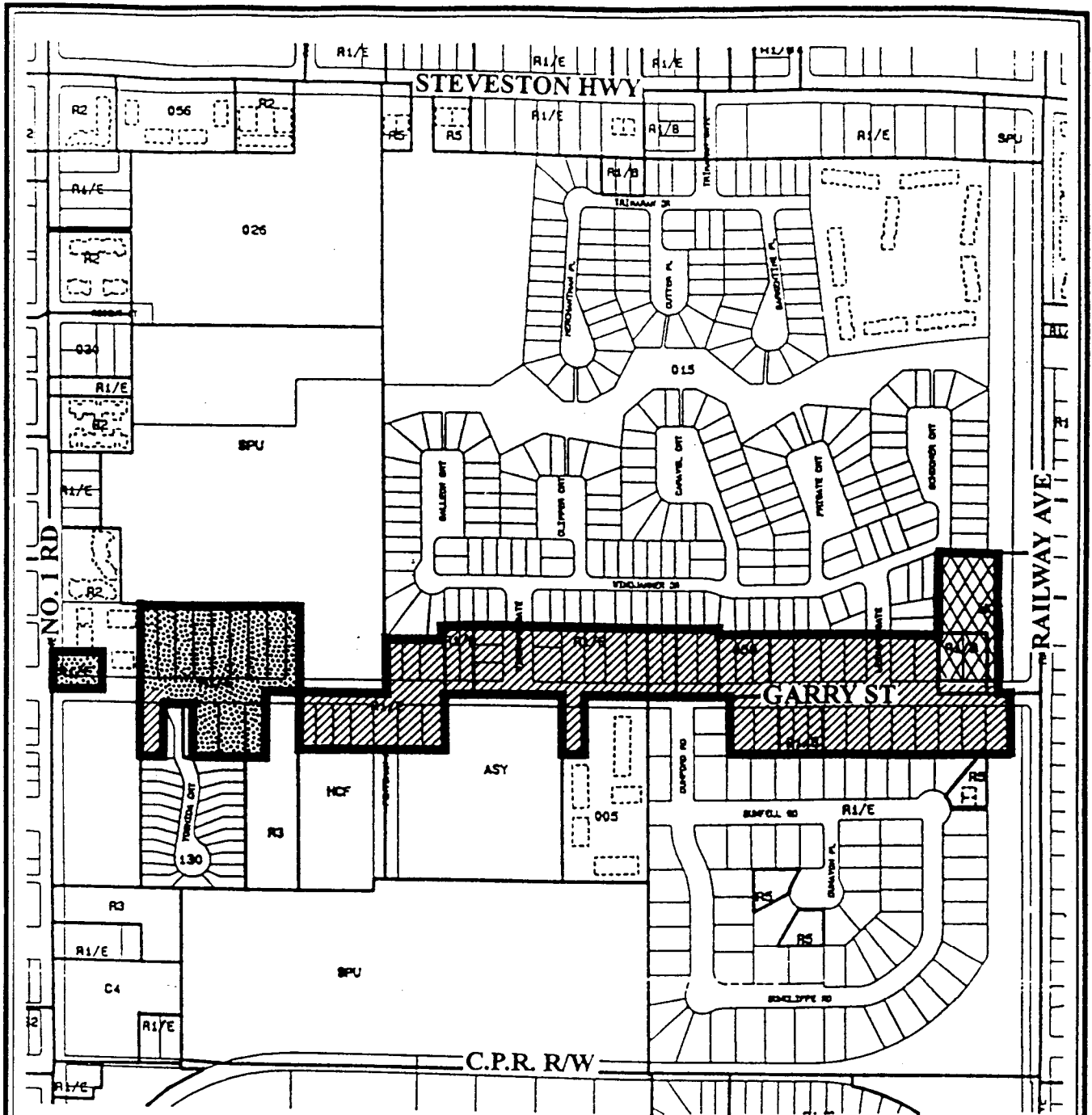
POLICY 5462:

The following policy establishes lot sizes for properties along Garry Street, between No. 1 Road and Railway Avenue (in a portion of Section 2-3-7):

That properties located along Garry Street between No. 1 Road and Railway Avenue, in a portion of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District Subdivision Area B (R1/B) in Zoning and Development Bylaw 5300 provided that no new accesses are created onto Railway Avenue and No. 1 Road; and

That properties located at 4771, 4791, 4991, 4107, 4109, 4111, 4131, 4151, 4171, 4191, 4211, 4160, 4180, 4011 Garry Street and the north-westerly portion of 4200 Garry Street be deemed eligible for townhouse development; and

That this policy be used to determine the disposition of future single-family and townhouse rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



R1/B size lots



Possible townhouse or single family lots



16 detached townhouse units that resemble single family homes.



POLICY 5462
SECTION 02, 3-7

Adopted Date: 01/15/96

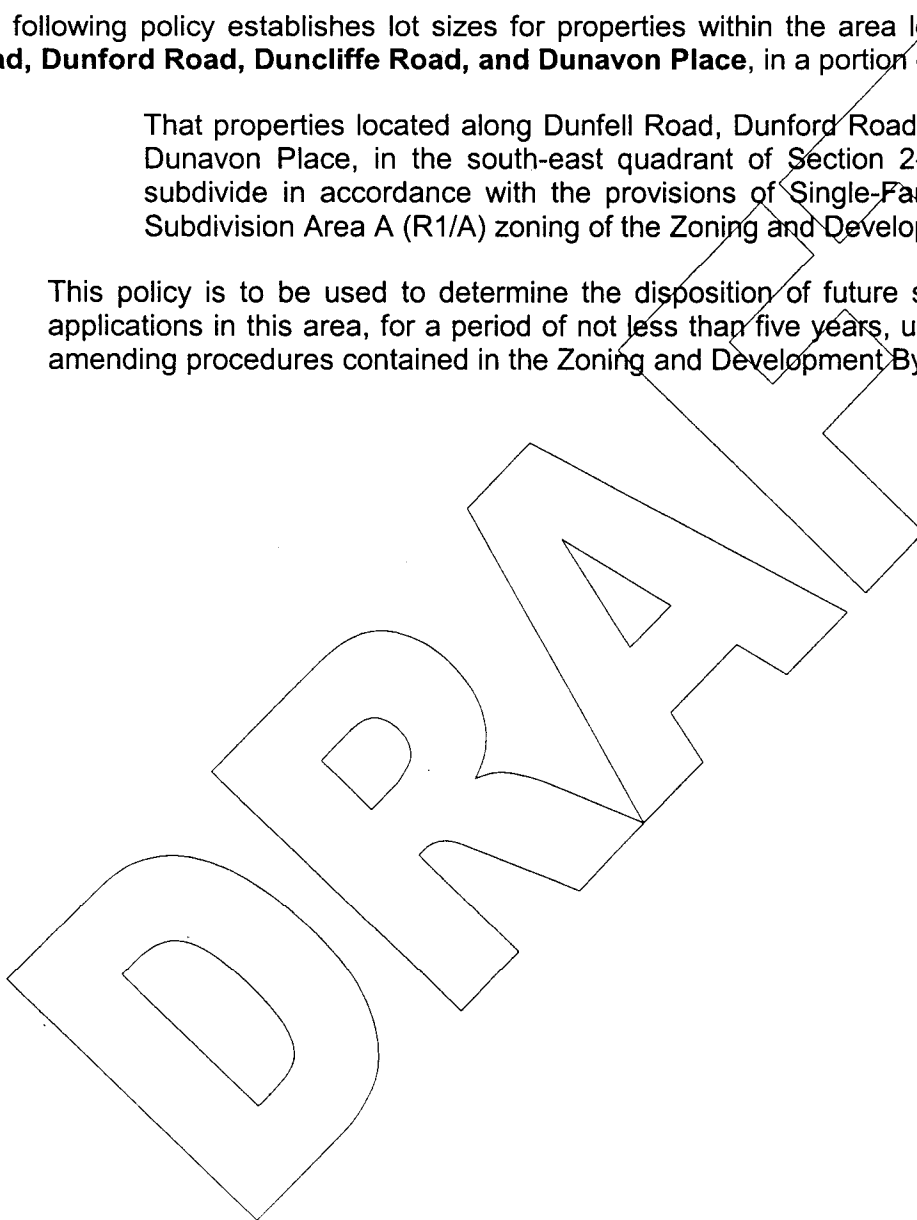


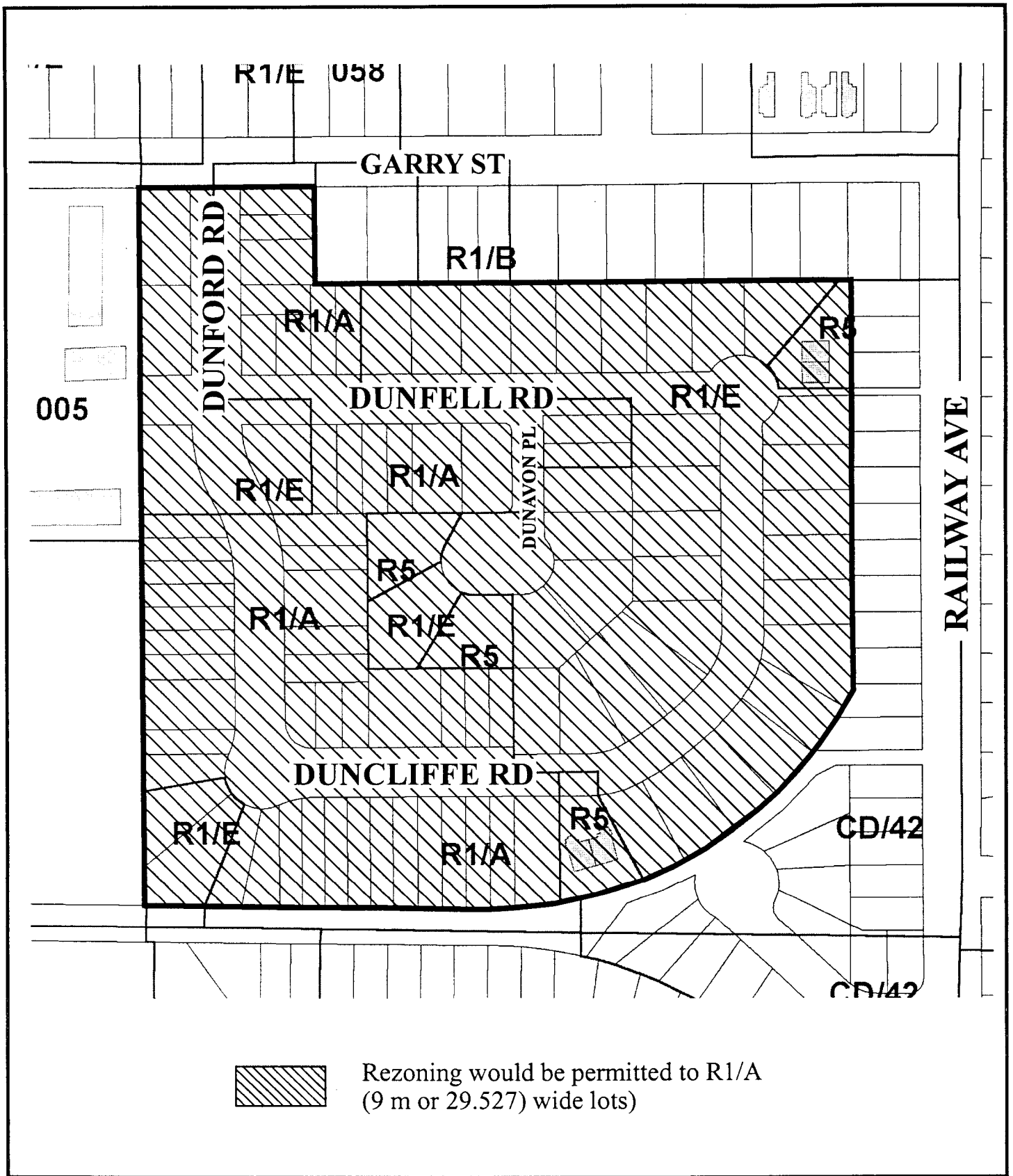
POLICY xxxx:

The following policy establishes lot sizes for properties within the area located along **Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place**, in a portion of Section 2-3-7:

That properties located along Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place, in the south-east quadrant of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area A (R1/A) zoning of the Zoning and Development Bylaw 5300.

This policy is to be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.





Recommended Policy

Original Date: 05/01/02

Revision Date:

Note: Dimensions are in METRES



Page 1 of 2	Recommended Policy – For Garry Street	POLICY xxxx
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7	

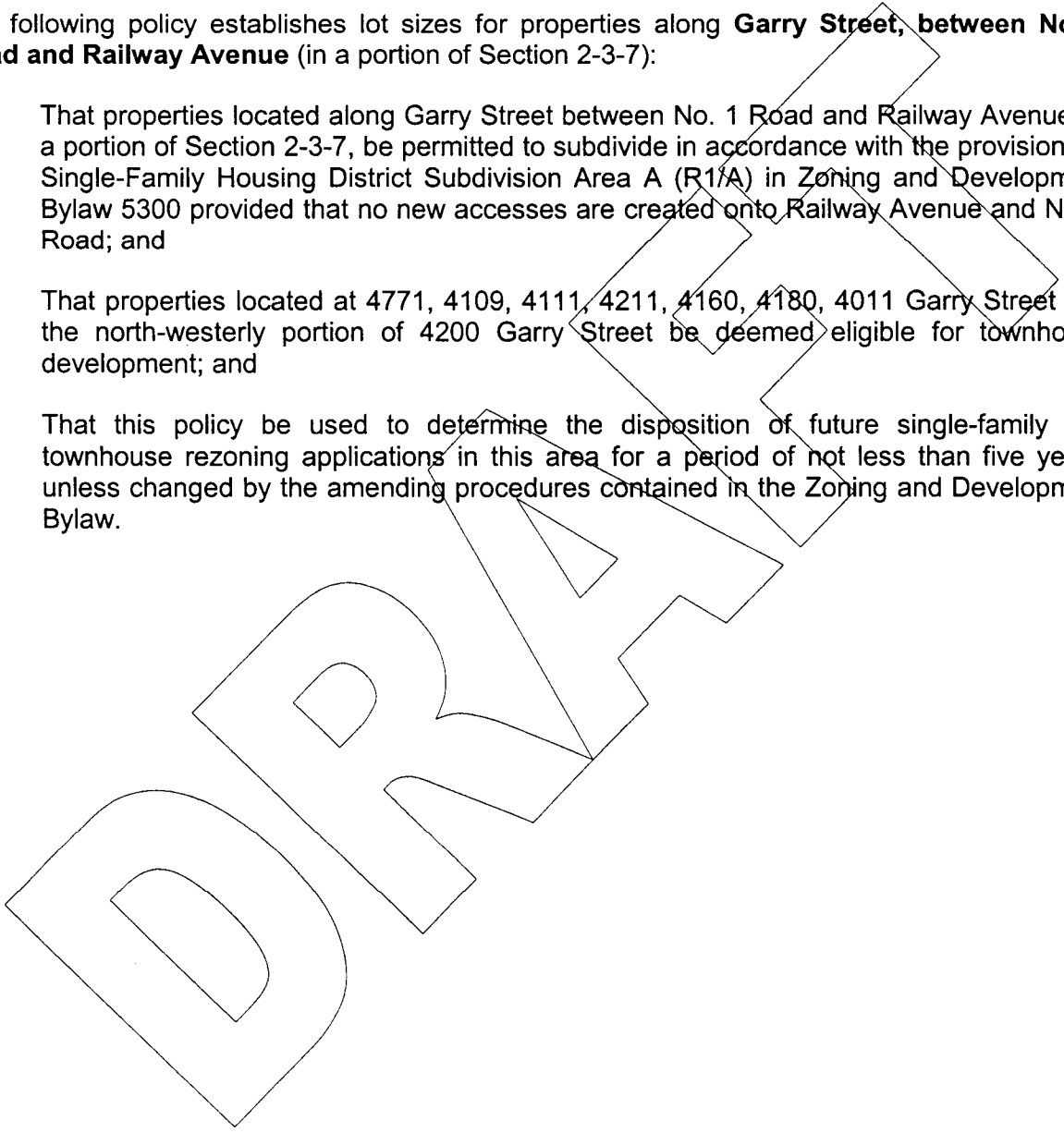
POLICY xxxx:

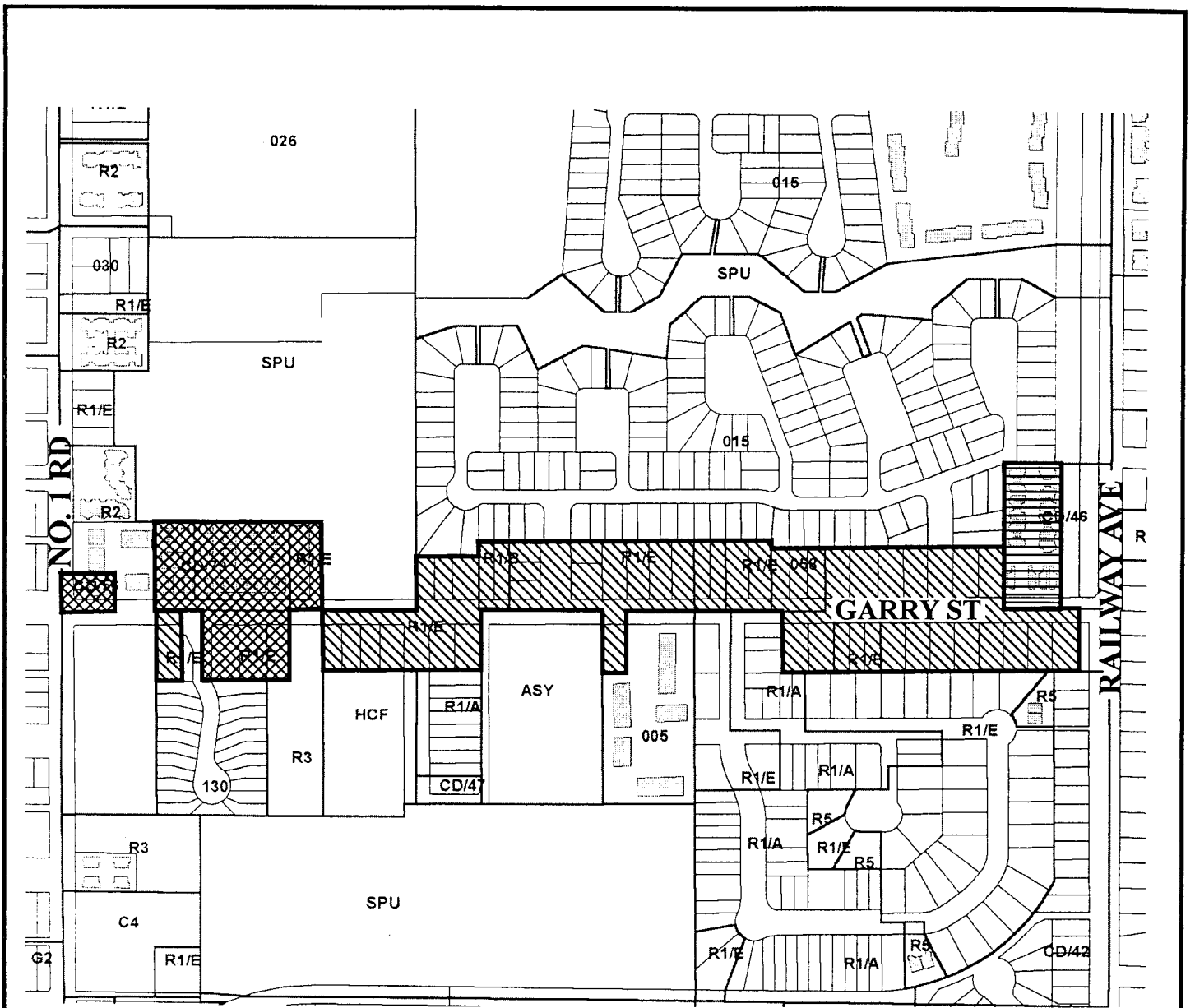
The following policy establishes lot sizes for properties along **Garry Street, between No. 1 Road and Railway Avenue** (in a portion of Section 2-3-7):




That properties located along Garry Street between No. 1 Road and Railway Avenue, in a portion of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District Subdivision Area A (R1/A) in Zoning and Development Bylaw 5300 provided that no new accesses are created onto Railway Avenue and No. 1 Road; and

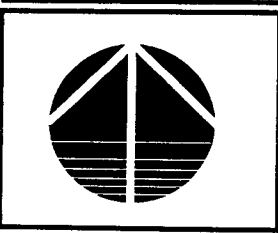
That properties located at 4771, 4109, 4111, 4211, 4160, 4180, 4011 Garry Street and the north-westerly portion of 4200 Garry Street be deemed eligible for townhouse development; and

That this policy be used to determine the disposition of future single-family and townhouse rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.





-  Rezoning would be permitted to R1/A.
(9 m or 29.527 ft. Wide lots)
-  Townhouse or single-family lots.
-  16 detached townhouse units that resemble single-family homes.



Recommended Policy

Original Date: 05/01/02
 Revision Date:
 Note: Dimensions are in METRES



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

**Dunfell Road / Duncliffe Road
 Lot Size Study Survey
 Policy Planning Department**

Contact (604) 276-4200 Fax (604) 276-4052

1. To ensure that your response is valid, please fill in the following:

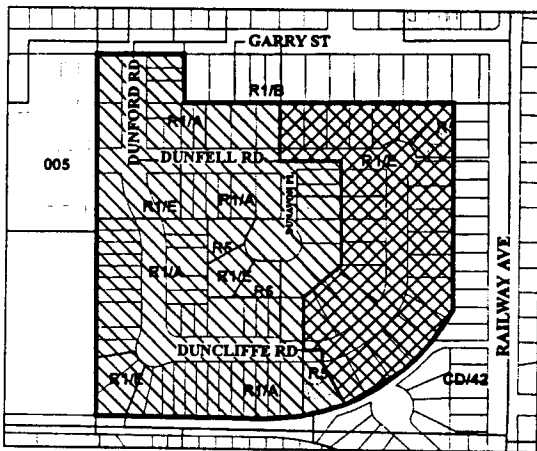
Name: _____



Address in Study Area: _____

2. Please check one: Are you a **Property Owner?** or a **Tenant / Leaseholder?**

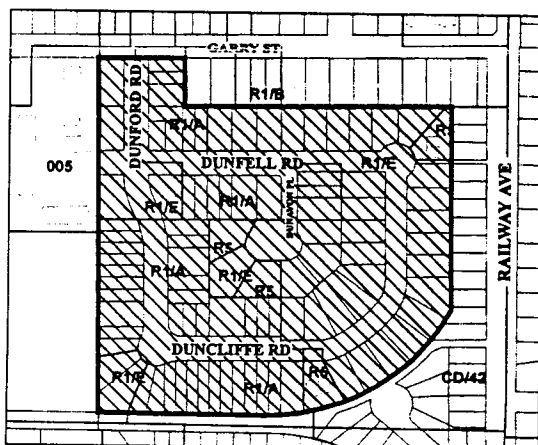
3. Please choose **one** of the following options by placing an "X" in one of the following boxes.


Option 1: Status Quo



-  Rezoning currently permitted to R1/A
(9 m or 29.527 ft. wide lots)
-  Rezoning currently permitted to R1/E
(18 m or 59.055 ft. wide lots)

Option 2: Rezoning Permitted to R1/A (9 m or 29.5 ft. wide)



-  Rezoning would be permitted to R1/A
(9 m or 29.527 ft. wide lots)

4. Use this space to add any other comments or concerns: _____



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1
(604) 276-4000

**Dunfell Road / Duncliffe Road
Lot Size Study Survey
Policy Planning Department**

Contact (604) 276-4200 Fax (604) 276-4052

What is being asked of you?

Complete the survey on the back side of this sheet.

Return the completed survey by **Tuesday, April 9, 2002** by:

- Mail, using the enclosed postage paid envelope;
- Dropping the survey off at City Hall's Information Counter; or
- By faxing the survey to *David Brownlee* at **(604) 276-4052**.

Why?

Your responses are important and will be considered by City staff and Council in determining the appropriate lot sizes for the study area. The resulting policy will typically remain in place for at least five years.

If you have questions regarding the survey?

Contact: *David Brownlee* at (604) 276-4200, or
Stuart Jones at (604) 276-4116.

Thank you for taking the time to complete the survey.



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

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 Lot Size Study Survey
 Policy Planning Department**

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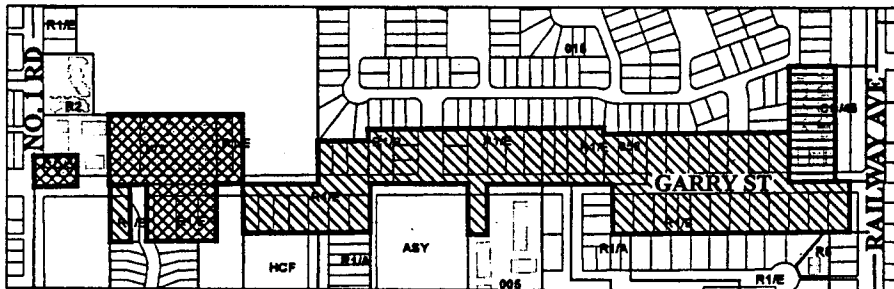
Name: _____

Address in Study Area: _____

2. Please check one: Are you a Property Owner? or a Tenant / Leaseholder?

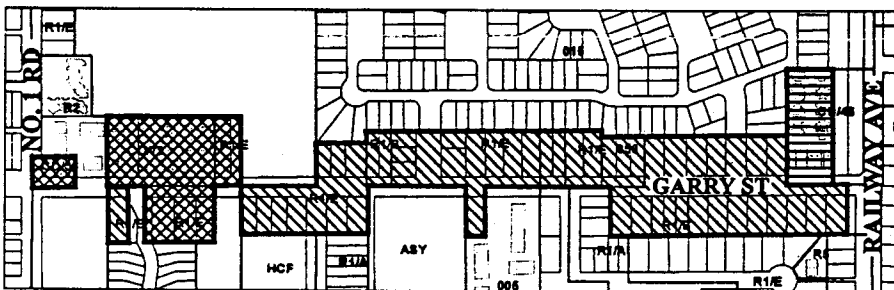
3. Please choose one of the following options by placing an "X" in one of the following boxes.

Option 1: Status Quo



- Rezoning currently permitted to R1/B**
(12 m or 39.370 ft. wide lots)
- 16 detached townhouse units that resemble single-family homes
- Townhouse or single-family lots

Option 2: Rezoning Permitted To R1/A (9 m or 29.5 ft. wide)



- Rezoning would be permitted to R1/A**
(9 m or 29.527 ft. wide lots)
- 16 detached townhouse units that resemble single-family homes
- Townhouse or single-family lots

4. Use this space to add any other comments or concerns: _____



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6911 No. 3 Road
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Lot Size Study Survey
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Your responses are important and will be considered by City staff and Council in determining the appropriate lot sizes for the study area. The resulting policy will typically remain in place for at least five years.

If you have questions regarding the survey?

Contact: *David Brownlee* at (604) 276-4200, or
Stuart Jones at (604) 276-4116.

Thank you for taking the time to complete the survey.

Attachment 9 Additional Comments Provided By Survey Respondents**Dunford/Dunfell/Duncliffe Roads****Survey Comments**

1. 3 houses out of 2 lots but 4 out of 2 would be too high a density & in spite of double garage and driveways – too many cars on the street. **D1**
2. Our concern is traffic and water pressure. **D3**
3. The traffic congestion is already quite bad. It is becoming unsafe for children. **D4**
4. Does a rezoning application automatically lead to an increase in individual house assessment rates? **D10**
5. Yes it'll be more "active" in the neighbourhood but that's to be expected. Too bad another "exit" isn't possible onto Railway or Garry Street (?). Can the City of Richmond do all in it's power to have the developers/builders not cut down all the trees from the existing lots? That's what bothers me most!! **D16**
6. We appreciate having our ½ of the neighbour with the same opportunity as the other where these changes have occurred. **D17**
7. The roads in this area such as Garry St. and Dunford Road cannot accommodate so much traffic. **D21**
8. We support this change. **D23**
9. West area already has R1/A zoning, so it would be unreasonable and unfair to treat us (East area) differently. I have been in this house for almost 25 years and know the area very well. It needs new houses/new residents to compliment existing ones. **D26**

Attachment 10 Additional Comments Provided By Survey Respondents

Garry Street

Survey Comments

1. Residents in the subdivision south of me were able to subdivide to R1/A. We should be able to do the same. **G1**
2. It appears the decision has already been made for smaller lots. For example 4520 Garry St. These new homes seem to be popular and in demand. They also upgrade the neighbourhood. **G6**
3. The possibility of detached townhouses on the deeper lots on N. side with lane or multi-shared driveways. Also the addressed house at 4520 Garry is on a 30' lot so they area already allowed *(last sentence printed in all caps)*. **G11**
4. Due to McMath School traffic is high in the morning and afternoons on Garry Street. Also the intersection on Garry and Railway very heavy. **G14**
5. There is already too much through traffic on Garry Street and the City is not prepared to address the problem. **G16**
6. Although we are in favour of the rezoning we have some concerns about the traffic on the street and would like to know if the City is considering some ways to cut down on the speed of traffic on Garry Street such a (sp) diversions or speed bumps. **G23**
7. No rezoning. **G24**
8. This is a very good option. **G28**
9. R 1/A lots are fitting in size and character with all of Steveston – Good Job! **G29**
10. Generally speaking, I am not against rezoning to R 1/A. I do, however, have one main concern with the result of rezoning to R 1/A. That is, the increase in the amount of traffic that will use Garry Street as a connector between No. 1 Road and Railway Avenue:
 - Currently, there are limited property owners that have made an application for rezoning. If that application were extended to the entire street, the number of lots would almost double, with a similar increase in the amount of traffic.
 - Currently, McMath High School generates significant traffic on Garry Street when compared to the traffic prior to the existence of the High School.
 - On Wednesday evenings, when the Buddhist Church has a Bingo Night, there is also significant traffic.
 - The new housing project being constructed at the old BC Packers site is going to generate huge amounts of traffic.
 - The new private school being proposed on Moncton Street, directly across from the Community Centre will also generate a huge amount of traffic.

Although the last two points to (sp.) not directly affect the current Garry Street rezoning issue, they will complement the increase in traffic by providing little choice for residents in the French Immersion catchment area of T. Homma Elementary School. These residents come from North of Garry Street, and West of No. 1 Road. The quickest way for them to drop their children off at school will be to come down Garry Street, instead of conflicting with the increase in traffic that will come from the residents of the new housing projects and from children being dropped off at the private school. **G32**

11. I have already sent in my questionnaire, but was encouraged to send in some written comments after the public meeting Tuesday night.

I am for the proposed rezoning for a number of reasons. Firstly, I would like to see the neighbourhood redeveloped to upgrade some of the existing homes that are now in poor repair. I believe with the current lot size, the economic numbers are not feasible for redevelopment because lots of this size will warrant a large new home to be built, and there is already plenty of inventory and better lot choices along less busy streets in the “Monds” and “Dales”, etc. in central Richmond.

Secondly, I have seen our busy street get even busier with the addition of McMath School. Quite frankly, redevelopment gives me some compensation for the negative effects of the extra traffic, garbage and noise.

I have heard that there is a strong and vocal opposition to this redevelopment to the north of Garry Street in the Windjammer Dr. neighbourhood. I take exception to the fact that these people may voice a strong opposition simply because their traffic access points empty onto the road I live on. Every day the residents along Garry Street have to live with the traffic created by the Windjammer area. This is an area that boasts higher density than we are proposing, does not have sufficient off-street parking for their own residents, and also does not have any of the Garry Street traffic driving through their neighbourhood. They are completely isolated from the effects of increased traffic along Garry Street with the exception that it may take them longer to access Garry Street during peak hours. Arguably, a minor complaint.

My largest concern is the traffic along Garry Street. This was an issue that as a resident, and having now met many of my neighbours during the process, I was going to broach once the rezoning was dealt with; however realizing now that it is the single largest concern that opponents of the rezoning are using as their weapon I will make my concerns known now.

The bottom line is that Garry Street is already a busy street. Busier than I remember when I bought 6 years ago, and I'm sure busier than others that had bought before me. I believe the rezoning on Garry Street will act, and is acting like a lightning rod for peoples already existing antipathy for the current traffic situation. I believe the current traffic situation and the increases that have already been seen on Garry Street must be separated from a singular look at the traffic increases that build out of the current rezoning on Garry Street would account for.

The traffic experts from the City of Richmond have stated that their estimates project an increase in traffic flow of 5% from a full build-out of Garry Street, and 4% from a full build-out of the Dunfell area during peak hours. This is a paltry increase. I can give you numerous examples of one-time traffic flow situations that would completely eclipse these numbers. I understand that one-time events, annual events, and the like are probably not considered statistical representations of traffic flow, but the following events regularly occur on a weekly or monthly basis and should be taken into account to mitigate a negative opinion of the extra 9% (4% + 5%) traffic along Garry Street as a result of the rezoning. For example, every Wednesday night the Church has bingo night.

Their parking lot is full, and over 20 cars regularly park on the street. The Church also has funerals on a regular basis, usually midday, and usually not more than once every 2-3 weeks. The Church also holds craft fairs twice yearly, and weddings every month or two, more commonly in the summer. McMath now has night school, and depending on how many courses and when they are scheduled traffic along Garry Street sees a large increase. Organized sports are played in the McMath fields, some with sufficient draws on the weekends to use up all the parking on-site and necessitate parking on the road. The Garry Lane townhouses have also increased traffic on the road. Kids attending McMath drive, generally speaking, fast along Garry Street. Ambulances and fire trucks regularly (at least weekly) run up Garry Street from Railway with their sirens running to attend to Lions Manor emergencies.

I want to make it clear that I am not necessarily against living on a road with a School, or a Church, or a few townhouses. I am a person who lives in a community and all these institutions are part of the community I live in. What I am particularly frustrated with are two things: One, that a community (Windjammer area) that currently has higher densities than we are proposing, does not have sufficient off-street parking for their own cars, and does not have any of the increased traffic from a Garry Street rezoning running through their property could have any negative effect on our application.

Secondly, that traffic along Garry Street is a problem, and will become worse over time with our without a Garry Street rezoning. The extra traffic will be the proverbial drop in the bucket. This is an even more powerful argument when coupled with the following realizations: The School Board could unilaterally decide to double the number of night (sp) classes at McMath without any public consultation dramatically increasing traffic. Individual people could unilaterally decide to use Garry Street as a connect between #1 and Railway without public consultation, increasing traffic dramatically (incidentally, I know many people in the village area and in Westwind that have confessed to doing just this – and it will only get worse once the Packer Lands are developed). The Church could unilaterally decide to double the number of bingo nights without any public consultation, dramatically increasing traffic.

Additional families that would move to the newly created lots will defacto live along Garry Street, and with the traffic on Garry Street and will therefore have a greater vested interest over those that are “visitors to the street”, coming for bingo, night school, etc. and, it could be argued, drive slower along their own street. I know I do.

As I stated earlier I think that the increased traffic along Garry Street should be treated as a separate issue from the rezoning. Yes, traffic will increase as a direct result of the rezoning; however, the negative sentiments residents now have towards traffic on Garry Street are real and are a result of all of the above factors I have mentioned, not just the rezoning. Whether or not the rezoning of Garry Street is successful, I will still look for solutions to traffic along Garry Street, because I feel it is already a problem. Fortunately though, one that has some solutions. I think that if any efforts are taken to improve traffic flow and safety along Garry Street it should be targeted at the real problem.

I have a few suggestions for solutions to the traffic problems along Garry Street. I see two distinct problems with traffic: too fast and too much volume. Ironically, there is not a speed issue when the volume is high, and vice versa. Obviously changes in the road must be made to address both these issues.

The most dramatic and obvious is to cut the road off in the middle. Directly across from the Church makes the most sense to me. Fire access from east to west would still be afforded (with some delay) through the church parking lot accesses. There are certainly sufficient precedents: both Woodward and Maple roads were cut off in the middle. They are similar roads, connecting to two

main roads on each end. This would obviously be most contentious, but also yield the most complete solution. As an anecdotal note, I am making this suggestion as a person who would be on the east side of such a blocked road, eliminating my direct access to Steveston village.

Another solution involves more traffic calming measures: raised crossings, a roundabout at the intersection of Garry Street and Windward Gate, reduced speed limits, speed enforcement, and more signage. This would make Garry Street a “slow street” and would have numerous multiple benefits. The raised crossings and roundabout would stop kids and others from racing down the street late at night, eliminating the long straight-of-way that now exists. A slow street would also cause those that use the street as a connector between Railway and #1 to use an alternate route. Because these measures would be in effect 24-7 we would see the benefits not only during the week, but also on the weekends and during the night (a favourite time for 80 Kph runs).

This said, I know there have been calls for a full signal at Garry and #1 and similar at Railway and Garry. I think this would be a bad idea. Anything that eases traffic flow will increase traffic flow.

G4

12. We are opposed to the increased density proposed. Garry St. is now a main thoroughfare used by students and families to access the high school. Further increasing the number of driveways, parked cars and traffic will create even more congestion and lead to a decrease in pedestrian safety. “Near misses” between cars and pedestrians are a daily event on Garry St.! Leeward and Windward Gates are the only exit for approximately 160 houses in the subdivision behind. Exiting (especially turning left) from these 2 points is already very difficult on weekday mornings. Turning left from Garry St. onto either Railway Ave. or No. 1 Rd. is difficult any time. With the development of the BC Packers property, we can only imagine that an already difficult situation will become unbearable. Increasing the density on Garry St. is not a rational option.

Also disturbing is the history behind this redevelopment/rezoning proposal. This same developer was involved in the extensive community consultation that occurred just over 5 years ago, when he put forward the application to build townhouses on Garry St., near No. 1 Rd. The overwhelming sentiment of the neighbourhood, (12/160 homes in the subdivision behind) was against the increased density and traffic. However much soul searching and heated debate. The neighbours agreed to allow the development of condominiums/townhouses at both ends of the street. This compromise would allow some increase in density, but because of its location at the ends of Garry St., it was hoped that it would not lead to a huge increase in traffic. In addition, having one driveway that all the cars would use would decrease the number of cars entering and leaving driveways along Garry St., a route used by hundreds of children walking to school.

As a further compromise the neighbours agreed that the current lot size of 66 feet could decrease to 39.5 feet. The rationale behind this part of the compromise was that some property owners along Garry St. were living in older homes and couldn’t afford to demolish them and reconstruct new houses. By going to an 39.5 lot width, they could combine with their neighbours and demolish 2 older homes to create 3 newer homes. The additional monies made from the creation of the new lot would help offset the cost of the new construction. Again it was felt that this was a fair compromise that gave some benefit to current owners but would not grossly and negatively effect the liveability of the neighbourhood.

It should be noted that several property owners did take advantage of this opportunity, building new homes on 40 ft. lots, that fit in well with the neighbourhood.

Again, I must emphasize that both of these agreements represented a substantial compromise on the part of the neighbours who did not want any increase or density or traffic.

Now this same developer along with real estate agent Sean Lawson have come back asking for more. They walked door to door along Garry St. soliciting, encouraging owners to join their application for rezoning with promises of windfall, cash profits. When I was solicited at my door, I was told that by joining the application, my costs would be next to nothing and the profit that I made from selling my house, I could use to buy another piece of property elsewhere, where there was less traffic and density. The appeared surprised to hear that I felt an obligation to my neighbours to not create an undesirable and uninhabitable environment. When I have asked the neighbours who are part of this rezoning application, whether or not they plan to stay and live in the mess they want to create, understandably none have answered yes. Take the money and run seems to be the anthem of this rezoning proposal.

But of course, the increase in profit to be made by these “soon-to-be” former Garry St. residents, pales in comparison to that to be made by the developer and real estate agent. That’s why their names and presences are associated with the development proposal. But who loses in this proposal? The answer is all the rest of the neighbours. All those of us who wish to stay here, who enjoy the neighbourhood and its amenities. We will all be forced to live with ling, high, dark row houses with minimal mud-holes in the rear. The sunshine and privacy that we have enjoyed in our homes and yards will disappear, stolen by the greedy few. Our homes were not designed to have the neighbouring house, pressed up to within 3 feet of the fence. How would you like to have people staring in the windows of your home day and night?

Despite the fact that this survey was only sent to some home owners along Garry St., many of the neighbours were concerned enough about this proposal to want to put forth their opposition immediately. They have written letters to the City of Richmond expressing concerns and asking that this proposal not be supported or approved.

All of the neighbours I spoke to indicated their disgust with not being included in this survey. The neighbours in the Clipper/Caravel/Schooner subdivision, in the Dunfell subdivision, in the co-op, in the Yoshida Court and across from Lions Manor are all directly effected by this rezoning application. Garry Street is the only access to their homes and that access is already difficult given the current traffic. I would ask that if this proposal proceeds to a public hearing that all these residents be directly notified of this meeting. Or alternatively, I ask that all these residents be asked to participate in another survey to determine the level (or lack thereof) of support to the rezoning proposal. At that same time it would be useful to ask their opinion of the rezoning application that these same parties have concocted in the Dunfell subdivision. While I do not believe that there is the same level of opposition to this rezoning, as there is to the Garry Street rezoning, it would be appropriate and constructive to ask those who will be directly affected by the increase in noise, density and traffic to comment on it.

Please advise me directly of any committee meeting or hearing or other forum in which this rezoning application is to be discussed. My home telephone number is 604-272-3103, my work number is 604-279-7400 (local 9181). **G33**

13. Density, traffic, parking will be increased with more homes. The impact of BC Packers will be enormous on the Steveston Community. We should not allow any more expansion until we see the effects from this huge development. Regarding traffic, Garry is already too busy. The flashing pedestrian crossing at #1 Rd. and Garry does not stop the cars. It’s only a matter to time before someone gets hurt. The idea of 1 driveway for 2 homes does nothing to alleviate the problem of increased traffic, the road layout is dangerous as the young drivers from McMath race to the narrow sections, to see who can get there first. With added homes, that will result with more cars parked

on the street, there will be added congestion. Young children will not be as visible, we bought on this side of #1 Road because we did not want 30 ft. lots with skinny, tall houses, with very small yards. "Keep it as it is". **G35**

14. No rezoning. Happy the way it is. **G36**
15. Traffic is bad, it will only get worse. Stop it now. **G41**
16. Increased traffic – kids from McMath already exceed speed limit regularly down Garry despite traffic calming measures. Decreased pedestrian safety – children walking to Westwind cross Railway without a light. Stress on schools, community centres, etc. **G42**
17. We feel that Sean Lawson as the proponent, realtor and developer is in conflict of interest and should not be allowed to lead this campaign. **G47**
18. Filled in by Sean Lawson as an "authorized agent", owner is away. **G49 & G50**
19. Population density issues. Traffic concerns. **G51**
20. This area can not sustain the future traffic and congestion a rezoning would cause – community services are at max now. **G53**

Irene McDiarmid
4631 Garry Street
Richmond, B.C.

April 16, 2002

City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Dear Sir or Madam:

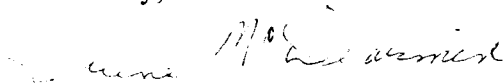
Re: Lot Size Policy Review on Garry Street

I have been informed that some of my neighbors to the North in the Windjammer subdivision are against our rezoning due to increased traffic. I find this troubling in that all of these residents drive by my house to get to their homes. We are the ones who live with the traffic from this subdivision as well as all the traffic from the high-rises, townhomes, church and school. All of these uses, as well as the small increase in traffic our rezoning will bring about, affect our properties the most, not theirs. It seems unfair that they enjoy lot sizes smaller than the lots we are proposing, yet they are objecting to our application.

Our homes are very old now and we would prefer to redevelop on our own, rather than be forced to join with our neighbors. This allows us to move at our own time frame independently knowing we have the option to subdivide when we want.

Please consider the above seriously while reviewing our application.

Yours truly,



Irene McDiarmid

Don McMartin
4751 Garry Street
Richmond, B.C.
V7E 2T9

April 16, 2002

City of Richmond
6911 No. 3 Road,
Richmond, B.C.
V6Y 2C1

Attention: David Brownlee

Dear Sir:

Re: File RZ 01 – 195511:702 Lot Size Policy Study: Garry Street

Having lived on Garry Street for the last 57 years, I've lived through the street changing from a sleepy side street to a busy roadway.

I have seen development both to the north and to south of Garry Street. Traffic from these developments now passes in front of my home.

I have seen a Townhouse complex built to the east of me that blocks my morning sun. At the same time a home has been built, to the absolute maximum size and height, to the west which blocks my evening sun. Both developments have left my lot looking dark and out of place.


I have seen the placement of a High School on my street and have had to endure all the problems, traffic, garbage, noise, etc. that comes along with such an addition.

I feel that only with the rezoning of my property will I be compensated for all the development the City has allowed in the surrounding area. The small increase in density will have little effect on the area where development has dramatically affected my living area.

I hope you take into account my concerns when considering the rezoning of Garry Street.

Yours truly,

Don McMartin

A handwritten signature in cursive script that reads "Don McMartin". The signature is written in dark ink and is positioned to the right of the typed name.

Robert P. Busse
4651 Garry Street
Richmond, BC
V7E 2T9

April 14, 2002

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Attention: David Brownlee
Council Committee

Dear Sirs:

Re: File RZ 01-195511: 702 Lot Size Policy Study: Garry Street

I am a Property Owner on Garry Street who has applied to re-zone my property after attending the Public Information Meeting held recently. I felt a need to express some of my views concerning this matter.

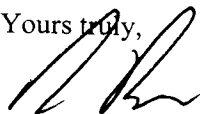
Two of the neighbourhood property owners in attendance seemed to be opposed to the re-zoning for no other reason than an increase in traffic on what they perceive to be an already too busy street. I too live on this street and do not share their views. In my opinion Garry Street will not be busier because of the proposed minimal re-development but rather, has and will get busier because of development throughout the Steveston area in general.

The addition of McMath School, development both north and south of Garry Street which feed on to it, as well as the re-developing of the Packers land has already, and will in the future, make the street an even busier roadway. The hopes of a few of my neighbours for that quiet street they once knew, is unfortunately not a possibility in the progressive view that the City of Richmond has envisioned for the Steveston area.

To allow the re-zoning under review to go through would, as I see it, be the only way to compensate those residents who have had to put up with present and future traffic. For objections to come from the neighbourhood to the north should have little bearing on the outcome of the re-zoning. The traffic they create affect the Garry homes negatively but is not reciprocated on their own streets. Further, those interested in re-zoning are not asking for lot sizing any different than that which the other areas already enjoy.

Lastly, the northeast end of Garry Street is long overdue for some sort of re-development. I believe the re-beautification of this area would benefit all residents in the area.

I hope Council considers these points when ruling on this matter.

Yours truly,


Robert P. Busse

PHOTOCOPIED & DISTRIBUTED
DATE: 10/04/02 *ej*

	<i>W</i>	<i>M</i>
	DW	
	KY	
	AS	
	DB	
	WB	

06 April, 2002

City of Richmond
Mayor's Office
6911 No. 3 Road
Richmond, BC
V6Y 2C1

RE: Rezoning Application File RZ01-195511

As owners of an adjoining property we wish to express our concern relating to this rezoning request.

With 29.5 foot wide lots the houses constructed will be long, narrow and tall houses that leave no space between them for sunlight to reach the houses to the north. The height will also act to prevent sunlight from reaching the houses to the north. Finally, if there are no restrictions placed on the proximity to the property line that the houses can be placed there is the potential that these long, narrow and tall houses will be built adjacent to the property line, effectively eliminating the potential for sunlight to reach the neighbouring properties.

If reasonable restrictions regarding size and placement of the houses can be included in the rezoned properties such that the ability of neighbouring properties to continue to enjoy their property without being placed in a continuous shadow is preserved then we would not object to the rezoning application.

Thank you for your full consideration of this matter. If you have any questions or would like additional information please contact us.

Sincerely,

Yoko Shimosaka *Paul Sweeney*

Yoko Shimosaka, Paul Sweeney
4720 Windjammer Drive
Richmond, BC
V7E 4L6
Telephone: 604.274.6093
Facsimile: 604.274.6095



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) MARGARET & DEREK GRAY
Address 11744 YOSHIDA COURT,
RICHMOND, B.C. V7E5C6
Telephone 604 277 1905

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
- The increased difficulty turning right or left onto Number 1 Road
- You should be aware that Garry St. has undergone major change over the last few years & what was once a quiet side street is now a major thoroughfare. The additional traffic, extra parking & noise is at a*
- maximum. Enough is enough! We invite you to come to preschool Court when the school is in operation & experience how difficult it is to turn onto Garry St. with all the congestion. Enough is enough!!*

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S)

Derek Gray & Margaret Gray
The additional housing development taking place where the old Carney was is a big enough impact on Steveston itself in parking, traffic, noise etc. ENOUGH IS ENOUGH!

FORWARD TO:
DAVID BROWNLEE
3~~RD~~RD FLR. PLANNING

To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) Patricia Lindberg
Address 11280 Clipper Court
Telephone 604-275-7450

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
- The increased difficulty turning right or left onto Number 1 Road

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) P. Lindberg

To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

PHOTOCOPIED
& DISTRIBUTED
DATE: 10/04/02

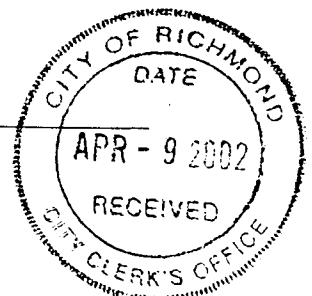
From: Name(s) KIFFIN & SALINA TAM
Address 11271 CARAVEL COURT
RICHMOND, B.C. V7E 4L2
Telephone (604) 275-8722

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
 - The increased number of driveways and/or cars backing out onto Garry Street
 - The increase in traffic along Garry Street in proximity to McMath High School
 - The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
 - The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
 - The decrease in pedestrian safety
 - The increase in the number of parked cars along Garry Street
 - The increased difficulty turning left onto Railway Avenue
 - The increased difficulty turning right or left onto Number 1 Road
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- especially the road on Garry street is not wide and a lot of people cut the corner when they turn into Garry Street*

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) Kiffin, Salina



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

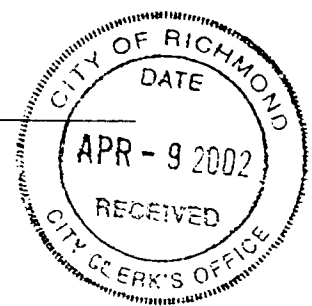
From: Name(s) RICHARD, ANN REVELL.
Address 11300 CARAVEL CT.
RMD.
Telephone 604 277 1535

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
- The increased difficulty turning right or left onto Number 1 Road
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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) Ann Revell



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) Ann & Jennifer Sobie
Address 1160 Caravel Court
RICHMOND BC V7E4L7
Telephone (604) 275-3805

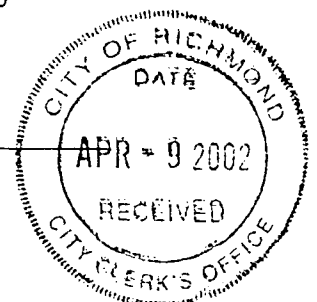
As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S)

[Handwritten Signature] [Handwritten Signature]



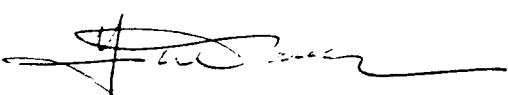
To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

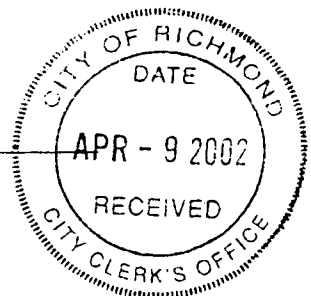
From: Name(s) Fred DANELLIS
Address 11260 Galleon CT
Richmond BC
Telephone 604-277-8307

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School *+ Reduction of Garry St between Rankin + #1 Rd.*
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
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I ask that the current zoning of RI/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) 



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) C TAYLOR
Address 11280 GARRETT
BLK
Telephone 604 279 7481

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
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- _____

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) [Signature]



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

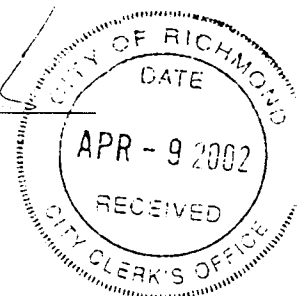
From: Name(s) RICARDO CERVANTES
LINDA CERVANTES
Address 4860 WINDHAMMER DRIVE
RICHMOND, BC V7E4L9
Telephone 604-275-5164

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) Ricardo Cervantes Linda Cervantes



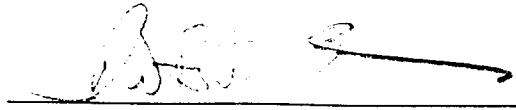
To: City of Richmond
Re: File RZ 01-195511
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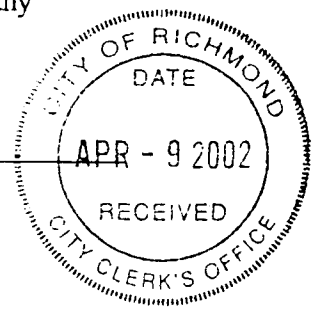
From: Name(s) V ALVARO
Address 11197 GALLEON CT
RICHMOND B.C.
Telephone 604 277 8074

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) 



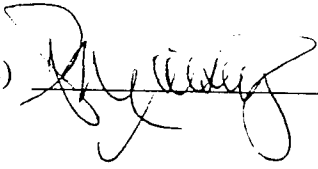
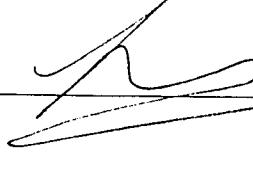
To: City of Richmond
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Rezoning application to allow 29.5 ft. wide lots on Garry Street

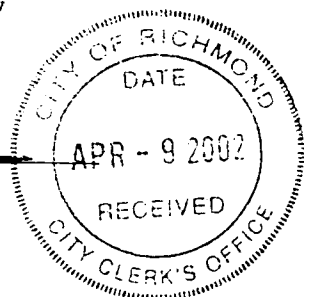
From: Name(s) LIP WASEY
Address 1171 CARAVER CRT
RICHMOND
Telephone 604 2746337

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S)  



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) CARIS & HELGA POLOCK
Address 11331 GALLEON COURT
RICHMOND, V7E 4L3
Telephone 271-3504

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
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- _____

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) *Caris & Helga Pollock*



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

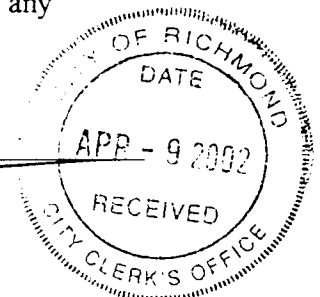
From: Name(s) NANCY PEDERSEN
Address 11291 GALLEON CRT.
BECH. BC. V7E4L3
Telephone 252103

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) Nancy Pedersen



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) FRED & EVELYN HARWOOD
Address 11271 CLIPPER COURT
RICHMOND V7E 4M3
Telephone 604-270-3596

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/I for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
- The increased difficulty turning right or left onto Number 1 Road
- The changing character of a distinctive Steveston subdivision

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) Fred & Evelyn Harwood



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) Bruce & Wanda Strydom
Address 11211 FRIGATE COURT
RICHMOND V7E 4M4
Telephone 604 275-5507

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

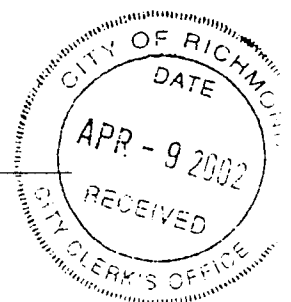
- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
- The increased difficulty turning right or left onto Number 1 Road
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- _____

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S)

Bruce Strydom



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

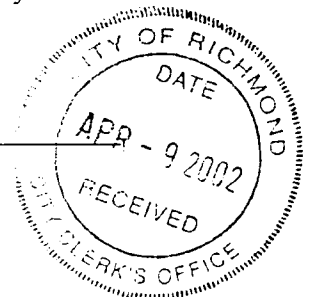
From: Name(s) PEDRO M. BUSTAMANTE
Address 11200 FRIGATE COURT
RICHMOND, BC V7E 4M4
Telephone 604-275-0831

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
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- The increased difficulty turning right or left onto Number 1 Road
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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) 



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

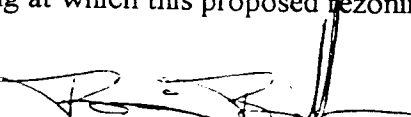
From: Name(s) BERNIE BRIDGEN & CHERYL MURPHY
Address 11260 CARAYEL COURT
RICHMOND BC V7E4L2
Telephone 604 241 9942

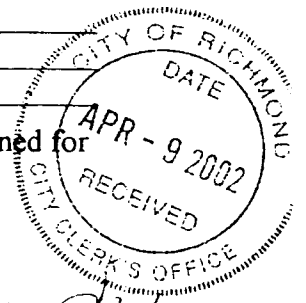
As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
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- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
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- The increase in the number of parked cars along Garry Street
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- The increased difficulty turning right or left onto Number 1 Road
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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S)

 Cheryl Murphy



Outside Steveston Area.

To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

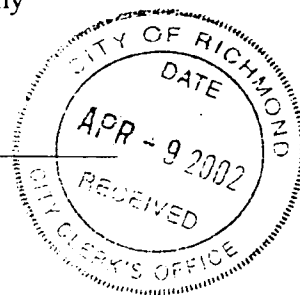
From: Name(s) Deirdre Manze
Address 6811 Mayflower Rd.
Telephone 604-271-781

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
- The increased difficulty turning right or left onto Number 1 Road

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) Deirdre Manze



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) Geoff Hamm, Jeremy Hamm, Bev Hamm, Ernie Hamm
Address 11251 Caravel Court
Richmond V7E-4L2
Telephone 604-274-4773

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
- The increased difficulty turning right or left onto Number 1 Road
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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S)

[Handwritten signatures]



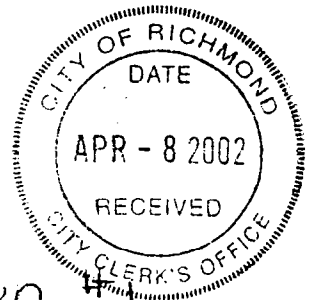
To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

PHOTOCOPIED
& DISTRIBUTED
DATE: 10/04/02

From: Name(s) GAYLE + MURRAY AXFORD
Address 4380 WINDJAMMER DR
RICHMOND BC V7E4L6
Telephone 604-274-9330

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
- The increased difficulty turning right or left onto Number 1 Road
- EXITING FROM GARY NORTH OR SOUTH ON
AN RAILWAY ESPECIALLY ON THE WEEKEND IS
IMPOSSIBLE FOR CARS & LIFE THREATENING FOR CHILDREN
- PARKING NEAR MY HOME IS IMPOSSIBLE ALREADY!



DENSER POPULATION INCREASES SOCIAL PROBLEMS

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) A. M. Axford Gayle Murray Axford

- THERE IS NO GUARANTEE THE HOMES WOULD BE OCCUPIED BY SINGLE FAMILIES
- WOULD MAKE THE AREA MORE ATTRACTIVE TO CRIMINALS

To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) PAULINE SCOTT
Address 11300 FRIGATE CRT.
RICHMOND, B.C. V7E 4M4
Telephone 604-275-3173

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
- The increased difficulty turning right or left onto Number 1 Road

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) Pauline Scott



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) Julie + Ed Chernis
Address 11380 Schooner Court
Richmond BC
Telephone 604-271-8070

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
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- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
- The increased difficulty turning right or left onto Number 1 Road

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) J + E Chernis



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

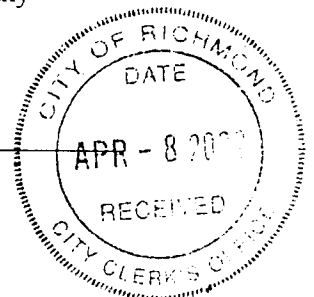
From: Name(s) NANCY TRAFER
Address 4811 Windjoe MMEY DR
Telephone 604-275-4434

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) Nancy Trافر



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

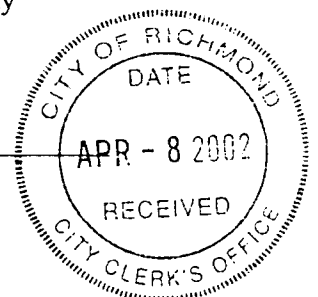
From: Name(s) MICHAEL REYES
Address 4411 WINDHAMMER DR.
Telephone 763-3194

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
- The increased difficulty turning right or left onto Number 1 Road

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) Michael Reyes



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

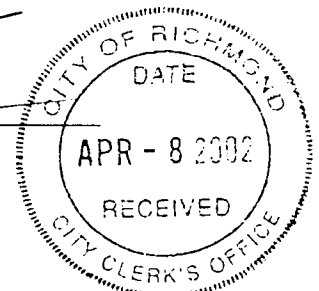
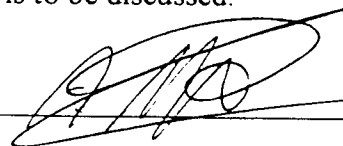
From: Name(s) Tony + Lynne Mackelworth
Address 4831 Windhammer Drive
Richmond
Telephone 274 1737

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
- The increased difficulty turning right or left onto Number 1 Road
- We moved to Canada from S. London in England and have seen what happened here. From a lovely area it turned into
- a slum with so many small houses put into infills, noise, traffic screaming people so wake up Canada, do not let this happen here.

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) L. Mackelworth



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

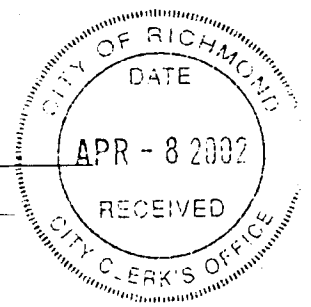
From: Name(s) WHYNOTI ROBERT + BARBARA
Address 11460 LEeward GATE
RICHMOND BC V7E 4K9
Telephone 604-277-5635

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
- The increased difficulty turning right or left onto Number 1 Road
- _____
- _____

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) Barbara A. Whynot
Robert M. Whynot



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) MR + MRS D DICK
Address 11440 LEEWARD GATE
RICHMOND V7E 4K9
Telephone 604 271-4663

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) Dennis Dick



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) HENRY A LARSON
Address 11350 CLIPPER CRT
N7E-4M3
Telephone 270-2700

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) *H A Larson*



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

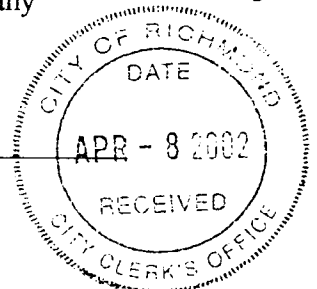
From: Name(s) RICHARD & VIVIAN OMORI
Address 11360 SCHOONER CRT
RMD V7E 4L1
Telephone 604-272-1108

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- * The increased number of driveways and/or cars backing out onto Garry Street
- ** The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- ** The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
- The increased difficulty turning right or left onto Number 1 Road - *need a light, already*
- * *The rationale for townhouse on Garry St. was to cut down on the number of driveways. This will increase. - Can't have both ways*
- ** *Because of the increase in traffic from the townhouse and the school, there are times in the day when it is difficult to get on to Garry.*

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) William Omori



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) DAVID WILLIAMSON
Address 11320 CLIPPER COURT
Telephone 604-275-9370

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) David Williamson



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

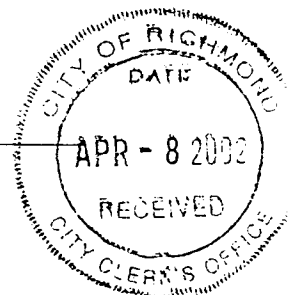
From: Name(s) Linda White
Address 4871 Dunccliffe Rd.
Telephone (604)271-6474

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
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- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
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- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) Linda White



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

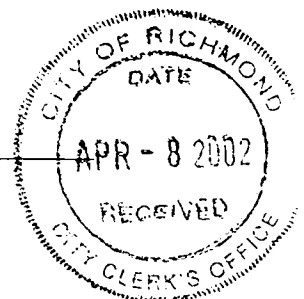
From: Name(s) Tony Brackston
Address 4551 Windhammer Drive Parcel
Telephone 604-241-5703

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

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- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
- The increased difficulty turning right or left onto Number 1 Road
- I am concerned about the impact to my community of having more people forced into this area
- I feel that this area is already over populated, it will not serve this community to have more people living here

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) T Brackston



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) ALLYN AND DON RODDEN
Address 11220 FRIGATE COURT
RICHMOND B.C.
Telephone 604-274-7838

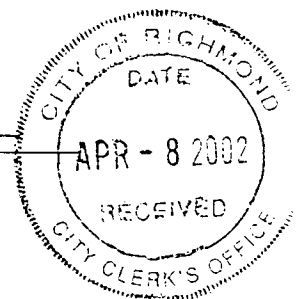
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SIGNATURE(S) Allyn Rodden Don Rodden



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) Gisele TOUZIN
Address 4020 WINDJAMMER
Telephone 271 2215

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) Gisele Touzin



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) Fred CAO
Address 4580 Windjammer Dr.
Richmond
Telephone 604-271-3030

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

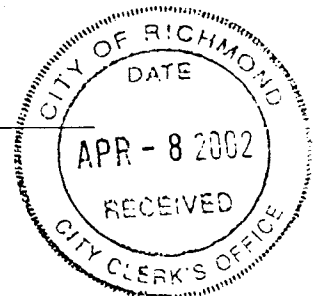
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SIGNATURE(S)

Fred Cao



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) ELLEN & EARL FORMAN
Address 11260 ELIPPER COURT
RICHMOND
Telephone 604-271-6724

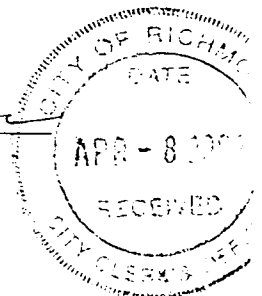
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- what with B.C. Packers land being re-developed we won't have a fighting chance getting out of our cul-de-sac if
- the city decides not to enact moratoriums in rights at Garry + Railway, Garry end for maybe even windward & other side st.

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) Ellen Forman Earl Forman



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

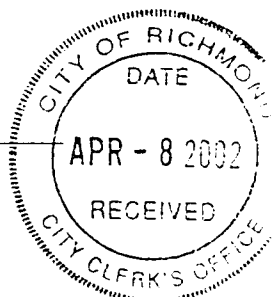
From: Name(s) Linda Rundle
Address 11340 Frigate Crt.
Telephone 274-4959

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

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SIGNATURE(S) L Rundle



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

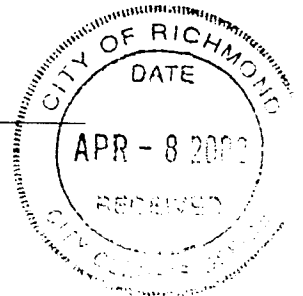
From: Name(s) DOROTHY & STEVE PARKER
Address 11180 SCHOONER CRT.
RMD V1E 4L1
Telephone #604.272.7379

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) D. Parker



To: City of Richmond
Re: File RZ 01-195511
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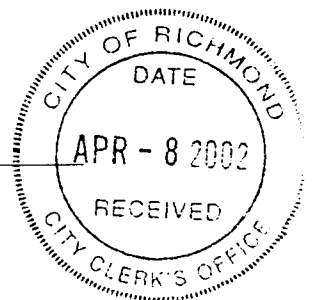
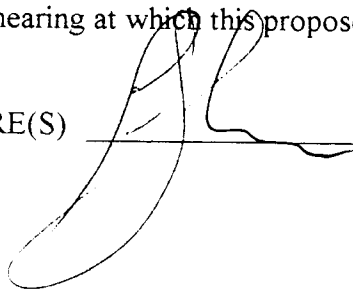
From: Name(s) Eric Thorsteinson
Address 4871 Windjammer Dr.
Telephone 604 204-0694

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

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SIGNATURE(S)



To: City of Richmond
Re: File RZ 01-195511
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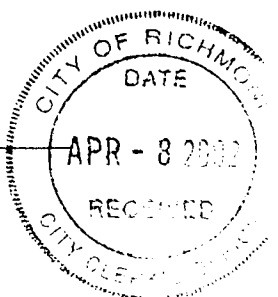
From: Name(s) NANCY STONE
Address 11351 SCHICONEK CRT
Telephone (604) (272-5299)

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

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SIGNATURE(S) Nancy Stone



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) J. A. VAN BUEKENHOUT
Address 11311 SCHOONER COULT
RICHMOND
Telephone 604-241-1341

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

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- TO MANY PEOPLE FOR THE INFRASTRUCTURE
-
-

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) J. A. Van Buekenhout



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) PAM MARTIN
Address 11220 SCHONER CRT
RICHMOND
Telephone 272-1619

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

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SIGNATURE(S) Pamela J. Martin



To: City of Richmond
Re: File RZ 01-195511
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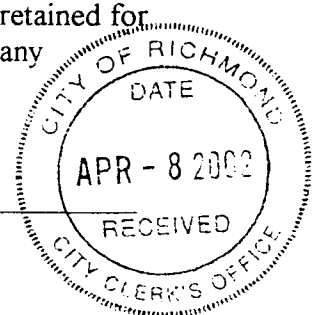
From: Name(s) JOHN & KATHLEEN ZANATTA
Address 11271 SCHOONER CRT
RICHMOND V7E 4L1
Telephone 604-277-3745

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

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SIGNATURE(S) K. A. Zanatta



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) DAVE & JAN LEWIS
Address 11340 SCHOONER COURT
Telephone 604 277 1970

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

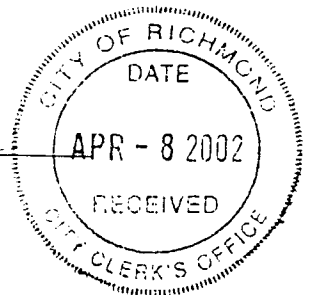
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Please don't force us to give up the
 very thing that has made the Village
of STEVENSON SO UNIQUE. (OVERCROWDING)
- RESIDENTS SINCE 1948

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S)

Janice Lewis / [Signature]



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) Alfreda S. Walker
Address 11180 Caravel Ct
Richmond, B.C.
Telephone 604 271 3138

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

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SIGNATURE(S) Alfreda S. Walker

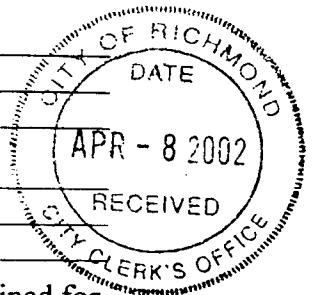


To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) Bob Burns Michelle Burns Darlene Burns
Address 4651 Windhammer Drive
Richmond V7E 4X1
Telephone 271-7294

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

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SIGNATURE(S) Bob Burns Darlene Burns Michelle Burns


To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) Tim + Deanne Friesen
Address 11791 Caravel Court
Richmond.
Telephone 277-0321

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

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SIGNATURE(S) 



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) Felix Chow
Address 4640 Windjammer Drive
Richmond B.C. V7E 4L6
Telephone 604 241 7083

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

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- The increased number of driveways and/or cars backing out onto Garry Street
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- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
- The increased difficulty turning right or left onto Number 1 Road
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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) *Felix Chow*



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) BRUCE MCCAUGHY
Address 11360 Caravel Court
Richmond
Telephone 604 274 2999

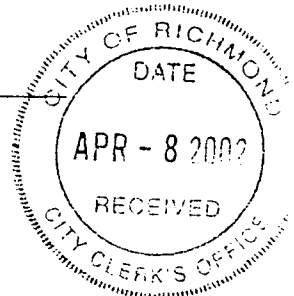
As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) Bruce McCaughy, Anne McCaughy
Isabelle McCaughy
100



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

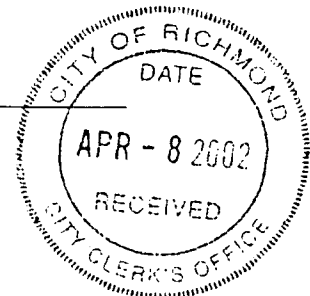
From: Name(s) BARRIE FREDERICK Keiko Higo
Address 11211 CARAVEL COURT
RICHMOND, BC. V7E 4L2
Telephone V 271-7231

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) B. Frederick K. Higo



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) Steven Pazik, Diane, Chris, Jeff
Address 11230 Coravel crt
Richmond
Telephone (604) 271-0049

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) Steven Pazik
Diane Pazik
Chris Pazik

B. Janaway
J. Pazik



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

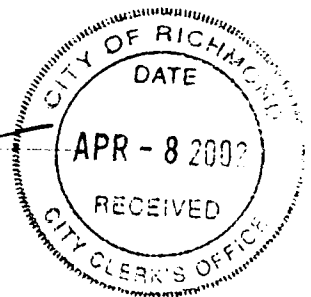
From: Name(s) Peter & Waita Klapowyle
Address 1371 CARAVEL CRT
Telephone 604 241 8750

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to B.M. High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) *Peter Klapowyle* *Waita Klapowyle*



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

	SM	
✓	DW	DW
	KY	
	AS	
	DB	
	NB	

From: Name(s) CAROL WRIGHT
Address 11171 Schooner CRT.
RICHMOND, B.C.
Telephone 604-272-5570

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) *Carol Wright*





To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) YVONNE & KEITH DOANE
Address 28-4460 GARRY ST.
RICHMOND, BC V7E 2V2
Telephone (604) 277-5093

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S)  

To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) B. Roy
Address H 7-4051 Garry St
Richmond, B.C.
Telephone 604-271-5570

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) B. Roy



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) D. J. CALVERT
Address #2-4051 GARRY ST
Richmond BC V7E2T9
Telephone 604-272-2216

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

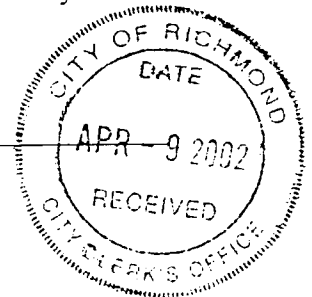
- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
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- The increased difficulty turning right or left onto Number 1 Road

Garry St has become so congested in the last 10 yrs. It's become a thoroughfare instead of a residential street

The new factor has made sitting outside no longer pleasant. Street lights will be needed at each end of Garry

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) D. J. Calvert



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

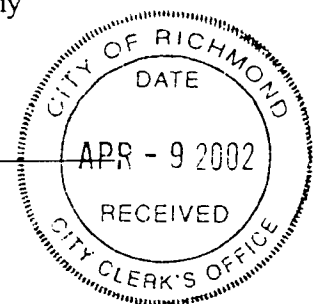
From: Name(s) JEAN SIMPSON
Address #6 - 4051 GARRY ST.,
RICHMOND. VTE 279
Telephone 604-277-0786

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) J. M. Simpson



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

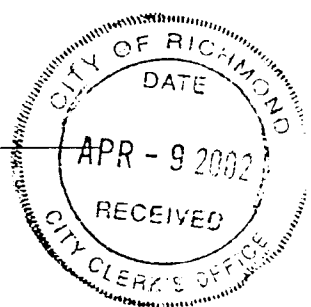
From: Name(s) MRS. DOROTHY WOODS
Address 5-4051 GARRY STREET
RICHMOND B.C. V7E 2T9
Telephone 604-277-3545

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) Dorothy Woods



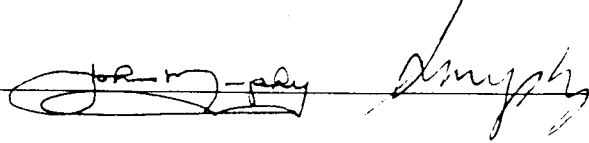
To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) JOHN & SANDRA MURPHY
Address #4 - 4051 GARRY ST.
RICHMOND
Telephone 604. 272. 1966

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
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SIGNATURE(S) 



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) YUKIO NISHI
Address 3-4051 GARRY ST.
RICHMOND BC V7E 2T9
Telephone 604-277-2163

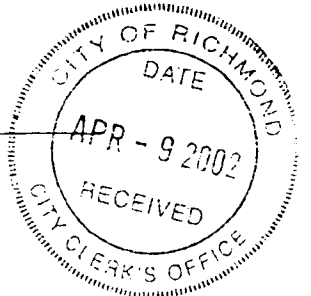
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SIGNATURE(S) *Y. Nishi*



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) GINNY BROWNING
Address #1-4051 GARRY ST.
RICHMOND, BC V7E 2T9
Telephone (604) 448-1894

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

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- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
- The increased difficulty turning right or left onto Number 1 Road
- I am very unhappy what is happening to Garry St. It used to be a quiet street, it now seems to have become a major thoroughfare no longer a residential street.
-

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) GINNY BROWNING



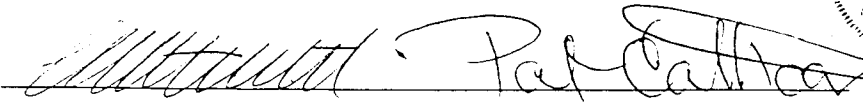
To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

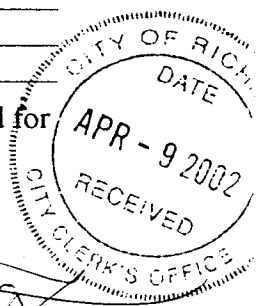
From: Name(s) Patrick and Chris Cathcart
Address 4-4460 Garry St
Richmond, BC V7E 2V2
Telephone 604-277-8860

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

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SIGNATURE(S) 



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

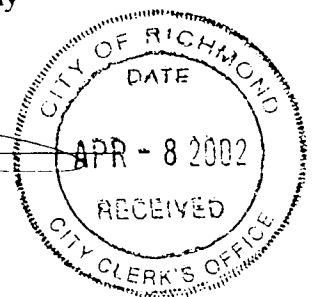
From: Name(s) Ann Smedes
Address 21-4460 Garry Street
Telephone 604-277-6863

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

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I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) *Ann Smedes*




To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

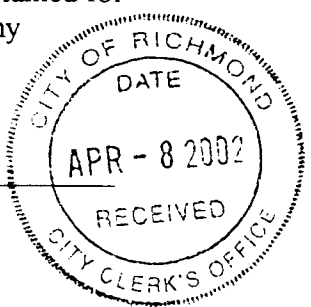
From: Name(s) MR. LORNE SCHMIOT
Address 10-4460 GARRY ST.
RICHMOND B.C.
Telephone (604) 274 9409

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

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SIGNATURE(S) 



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) GERALDINE WRAY
Address 10-4460 GARRY ST
RICHMOND V7E2V2
Telephone 604-274-7963

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

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- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
- The increased difficulty turning right or left onto Number 1 Road
- With the development of B.C. Packers Land
Steveston is already over-populated. NO MORE!
-
-

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) (Mrs.) Geraldine V. Wray



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

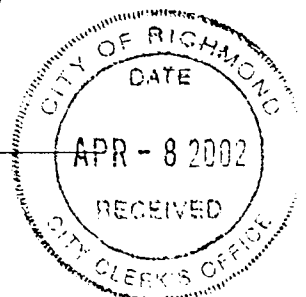
From: Name(s) Gayle P. Smith
Address 22-4460 Garry St.
Richmond, BE VTE 2V2
Telephone (604) 272-4049

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
- The increased difficulty turning right or left onto Number 1 Road
- _____
- _____
- _____

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) Gayle P. Smith



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) Rochelle Gonsalves
Address 16446 Garry ST
Telephone 604-274-6372

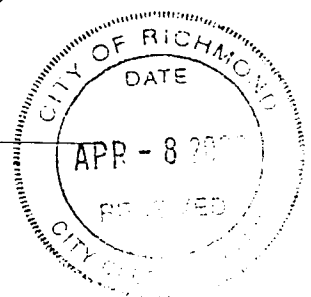
As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
- The increased difficulty turning right or left onto Number 1 Road
- _____

- _____

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) 



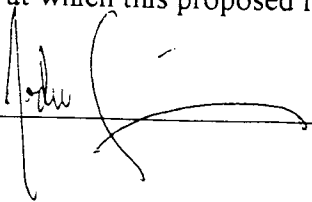
To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) JORDAN SMILEY
Address #7-4460 Garry St
Telephone 604 (722-1449)

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
- The increased difficulty turning right or left onto Number 1 Road

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) 



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) MICHAEL & DIANNE FURLONG
Address #1-4460 GARRY STREET
RICHMOND, BC
Telephone 604.271.7557

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

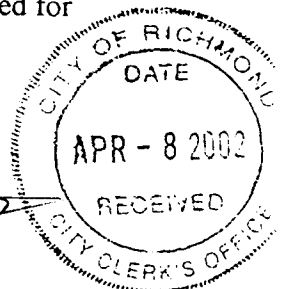
- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
- The increased difficulty turning right or left onto Number 1 Road

The increase of speed at
which some vehicles use Garry St

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S)

[Handwritten Signature]
[Handwritten Signature]
120)



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) G.J. Wong
Address 11240 Setloway Court
Richmond BC V7E 4L1
Telephone (604) 271-6532

As an area resident in the affected neighbourhood, I wish to advise the City of my disapproval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am against the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the **only** access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
- The increased difficulty turning right or left onto Number 1 Road
- _____
- _____
- _____

I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.

SIGNATURE(S) *G.J. Wong*



To: City of Richmond
Re: File RZ 01-195511
Rezoning application to allow 29.5 ft. wide lots on Garry Street

From: Name(s) AUSON DAVIES
Address 11451 LEEWARD GATE
RICHMOND
Telephone 604-303-7225

ABOUT As an area resident in the affected neighbourhood, I wish to advise the City of my ~~approval~~ approval of the proposed rezoning of Garry Street to allow 29.5 ft lots. I am ~~against~~ *CONCERNED* the rezoning of Garry Street to RA/1 for the following reasons:

- The increased density created by the smaller lots and resulting negative impacts to existing residents, such as increased noise, decreased privacy to existing lots, etc.
- The increased number of driveways and/or cars backing out onto Garry Street
- The increase in traffic along Garry Street in proximity to McMath High School
- The increase in traffic along all Garry Street, which is already slated to dramatically increase given the current development of the BC Packers Land and the location of the High School
- The increased difficulty entering or leaving via either Leeward or Windward Gates, the only access to approximately 160 homes in the adjacent subdivision
- The decrease in pedestrian safety
- The increase in the number of parked cars along Garry Street
- The increased difficulty turning left onto Railway Avenue
- The increased difficulty turning right or left onto Number 1 Road
- ELEVATION DIFFERENCE OF NEW HOUSES AS TWO WILL BACK DIRECTLY ONTO MY LOT
- RE: PRIVACY ISSUES PLUS DRAINAGE PROBLEMS DUE TO WATER / PERIMETER DRAIN PROBLEMS

~~I ask that the current zoning of R1/E, allowing only 39.4 foot wide lots be retained for another five years at a minimum. I also ask that I be personally notified of any meeting or hearing at which this proposed rezoning is to be discussed.~~

SIGNATURE(S) *Auson Davies*

Telephone (604) 273-6655
Fax. No. (604) 270-8238

PROGRESSIVE

CONSTRUCTION LTD.
5591 NO. 3 ROAD - RICHMOND, B.C. V6X 2C7

FAX COVER SHEET

TO:	DAVID BROWNLEE
Company:	CITY OF RICHMOND
Fax #:	604-276-4052
No. Of Pages:	2 (incl. cover sheet)
Date:	APRIL 11, 2002

FROM:	ALISON DAVIES
Phone #:	(604) 273-6655 Direct Line 303-7225
Fax #:	(604) 270-8238

COMMENTS:

AS DISCUSSED.
THANKS
ALISON



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7372 (RZ 01-195507)**

4771, 4811, 4851, 4871 Dunfell Road and 4780, 4791, 4840, 4880, 4900, 4911, 4920, 4931,
4940, 4960, 4980 Duncliffe Road

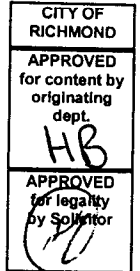
The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by repealing the existing zoning designation of the following areas and by designating them Single-Family Housing District, Subdivision Area A (R1/A):

P.I.D. 003-590-267	Lot 95 Section 2 Block 3 North Range 7 West New Westminster District Plan 40395
P.I.D. 003-720-241	Lot 97 Section 2 Block 3 North Range 7 West New Westminster District Plan 40395
P.I.D. 005-234-115	Lot 99 Section 2 Block 3 North Range 7 West New Westminster District Plan 40395
P.I.D. 003-635-147	Lot 100 Section 2 Block 3 North Range 7 West New Westminster District Plan 40395
P.I.D. 003-846-709	Lot 112 Section 2 Block 3 North Range 7 West New Westminster District Plan 40395
P.I.D. 004-144-155	Lot 116 Section 2 Block 3 North Range 7 West New Westminster District Plan 40395
P.I.D. 005-153-514	Lot 109 Section 2 Block 3 North Range 7 West New Westminster District Plan 40395
P.I.D. 005-234-158	Lot 107 Section 2 Block 3 North Range 7 West New Westminster District Plan 40395
P.I.D. 003-907-945	Lot 106 Section 2 Block 3 North Range 7 West New Westminster District Plan 40395
P.I.D. 004-179-862	Lot 122 Section 2 Block 3 North Range 7 West New Westminster District Plan 40395
P.I.D. 005-234-140	Lot 105 Section 2 Block 3 North Range 7 West New Westminster District Plan 40395
P.I.D. 005-234-239	Lot 123 Section 2 Block 3 North Range 7 West New Westminster District Plan 40395
P.I.D. 003-638-529	Lot 104 Section 2 Block 3 North Range 7 West New Westminster District Plan 40395
P.I.D. 000-625-485	Lot 103 Section 2 Block 3 North Range 7 West New Westminster District Plan 40395
P.I.D. 005-234-131	Lot 102 Section 2 Block 3 North Range 7 West New Westminster District Plan 40395

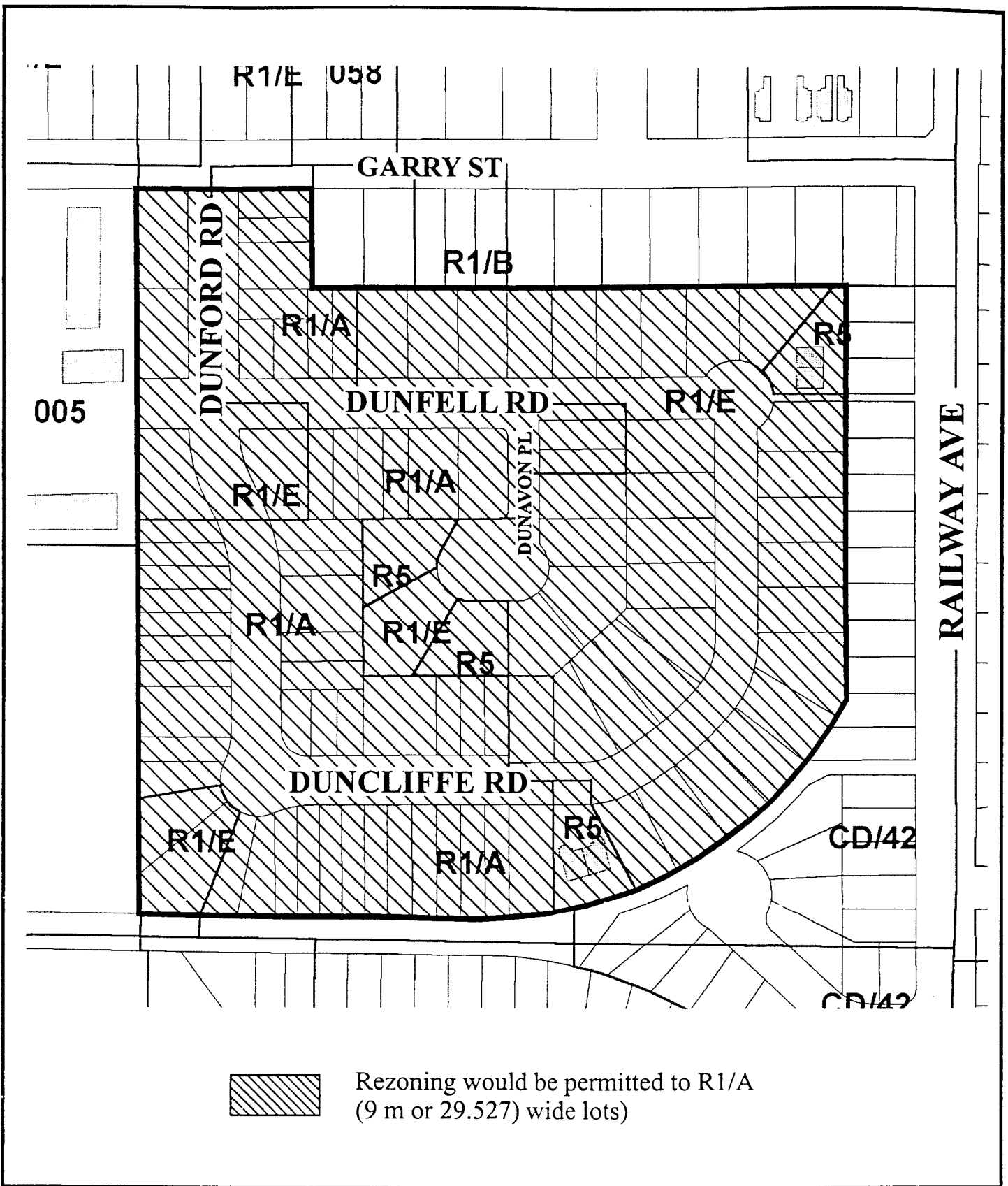
- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7372”**.

FIRST READING
 PUBLIC HEARING
 SECOND READING
 THIRD READING
 ADOPTED



MAYOR

CITY CLERK



Recommended Policy

Original Date: 05/01/02

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7373 (RZ 01-195511)**

4440, 4451, 4471, 4491, 4540, 4611, 4631, 4651, 4751, 4920, 4940 Garry Street

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by designating them Single-Family Housing District, Subdivision Area A (R1/A):

P.I.D. 008-518-483	Lot 89 Section 2 Block 3 North Range 7 West New Westminster District Plan 38299
P.I.D. 003-523-322	Lot 67 Section 2 Block 3 North Range 7 West New Westminster District Plan 34747
P.I.D. 004-305-451	Lot 68 Section 2 Block 3 North Range 7 West New Westminster District Plan 34747
P.I.D. 007-136-188	Lot 69 Section 2 Block 3 North Range 7 West New Westminster District Plan 34747
P.I.D. 010-455-663	Lot 3 Section 2 Block 3 North Range 7 West New Westminster District Plan 21419
P.I.D. 003-526-721	Lot 416 Section 2 Block 3 North Range 7 West New Westminster District Plan 50777
P.I.D. 005-768-462	Lot 142 Section 2 Block 3 North Range 7 West New Westminster District Plan 45691
P.I.D. 009-079-963	Lot 50 Section 2 Block 3 North Range 7 West New Westminster District Plan 29227
P.I.D. 009-017-194	Lot 48 Section 2 Block 3 North Range 7 West New Westminster District Plan 28969
P.I.D. 000-475-084	Lot 62 Section 2 Block 3 North Range 7 West New Westminster District Plan 31520
P.I.D. 002-113-287	Lot 75 Section 2 Block 3 North Range 7 West New Westminster District Plan 36323

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7373”**.

FIRST READING

PUBLIC HEARING

SECOND READING

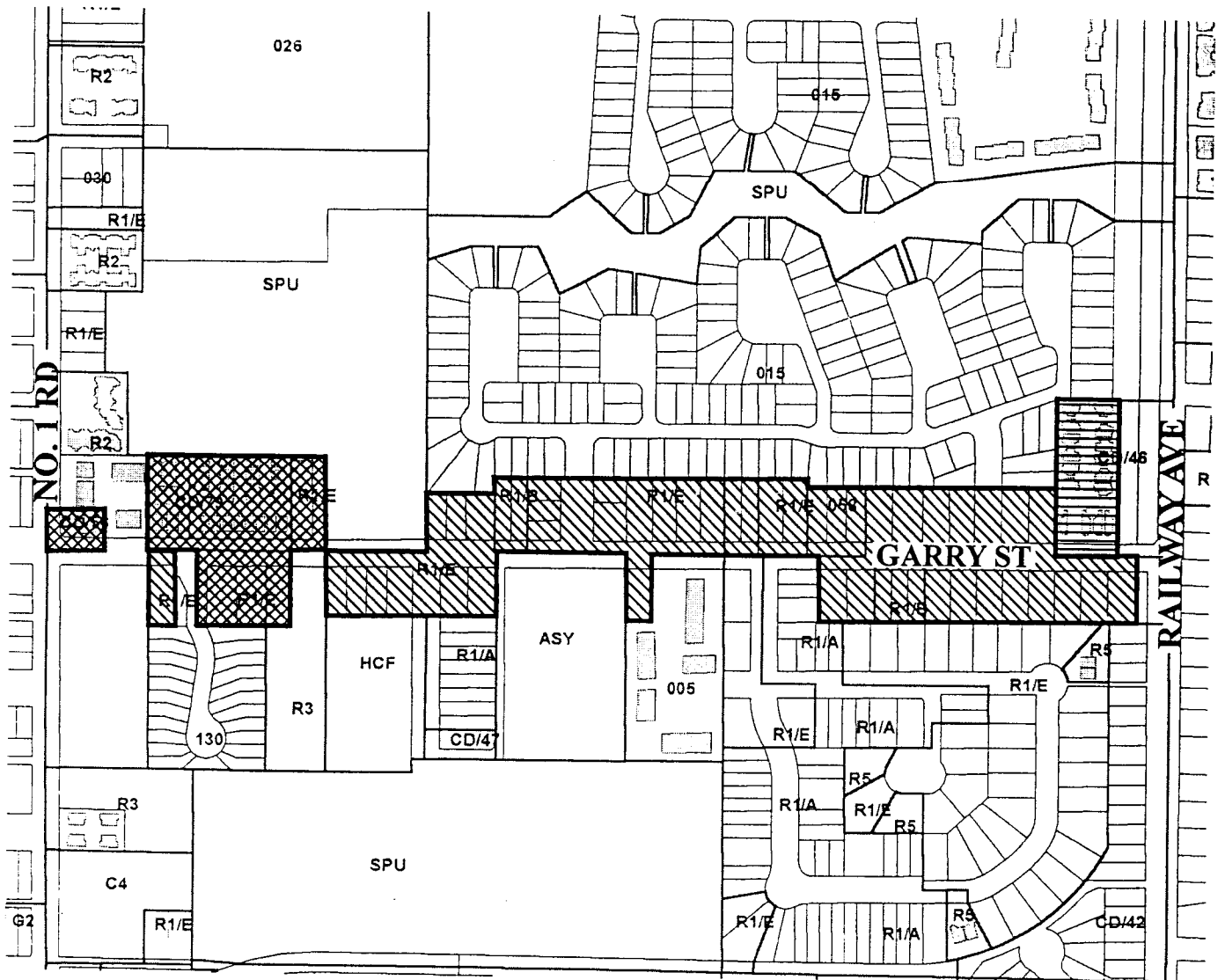
THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept. <i>HB</i>
APPROVED for legality by Solicitor <i>[Signature]</i>

MAYOR

CITY CLERK



Rezoning would be permitted to R1/A.
(9 m or 29.527 ft. Wide lots)



Townhouse or single-family lots.



16 detached townhouse units that resemble single-family homes.



Recommended Policy

Original Date: 05/01/02

Revision Date:

Note: Dimensions are in METRES