

<b>To Public Hearing</b>	
Date:	<u>Aug 18/2003</u>
Item #	<u>2C</u>
Re:	<u>Bylaw 7517</u>

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✓	JRM	<i>[initials]</i>
	DW	
	KY	
	AS	
	DB	
	WB	

**Mayor and Councillors**

**From:** Peter Lee [plee@pinnaclepride.com]  
**Sent:** August 13, 2003 3:53 PM  
**To:** Mayor and Councillors  
**Subject:** RE: Zoning amendment bylaw 7517 (RZ 03-223757) Francis and Foster  
 To the Mayor and Councillors:

**PLEASE REVIEW - HEARING AUG 18TH 2003**

*- BYLAW 7517*

I was at the last meeting and due to the scheduling of the agenda, the hearing on the side lanes for our property was not heard. We had been there for the entire evening!! Now it is scheduled for Aug 18th which is the week I will be on vacation with our family - a trip planned 2 months ago.

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7517

We am opposed to the lane as it will cause noise and disruption to my house since it runs entire length of the house and backyard. We currently enjoy peace and quiet without cars / garage doors and additional neighbours. The effect of cars on the driveway will also affect the foundation and vibration on the house.

Q. Is the City of Richmond or the Developer willing to compensate or make arrangements to ensure the value is retained?

Q. Why does the city allow off Francis Street entrance for houses and not for these 4 properties. What is the difference?

If the house was built with Francis Street entrance and garages, there will be no opposition to the development, but not a lane that runs along our bedrooms.

Q. Do you know who will live in these houses -what times they come home at night, what cars or trucks they drive or how much noise it will create just a few feet away from our bedroom? No houses have their bedroom less than 5 feet from the road!

Q. Do you want to take that chance - we don't?

We have received professional advise - legal, landscape and real estate which all agree that the value of the house maybe affected and definitely the noise level will increase because there will be up to 8 cars driving along / doors opening/closing etc along the side of our house. In addition, Foster Road will become more congested and dangerous due to more traffic on the street and visitors parking along the road. ALL THIS WILL REDUCE THE VALUE OF OUR PROERTY.

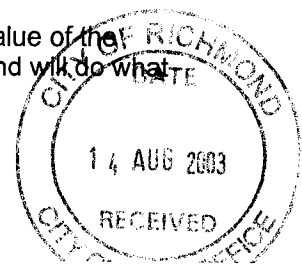
In discussing the issue with our advisors, in order for the City to approve the back lane, we will require the following improvements by the City and Developers which may replace the value lost from the additional noise and issues with the development of 4 houses and the back lane.

- 1) Build a design concrete barrier 3 feet high and 2 feet wide and place similar fence (new) on top. Total 10 feet high
- 2) Install cedar or similar plant hedging along the entire length of the driveway with a min 10 feet high and 2 feet wide
- 3) Implement street/ visitor parking along Francis Road
- 4) Add low planters/hedge from property line to Street curb (on Foster Rd), along driveway.
- 5) Offer to Upgrade the property with new window treatment design and new paint
- 6) Install new "quiet" garage door openers
- 7) Implement by-law restricting backlane noise after 10 pm.
- 8) Ensure that the lane roadway is built to high standards to eliminate vibration to the our house causewd by the cars and weight.

Although these improvement do not guarantee the quality of life we currently enjoy or replace the value of the property, we understand that the City of Richmond is keen on improving the landscape of the city and will do what

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it deems necessary. Consultation with residents is a formality and certain arrangement, agreements and decisions may already have been made and approved. We can only express our concerns and hope that the City will listen.

Regards,  
Peter and Michelle Lee and family.

-----Original Message-----

**From:** MayorandCouncillors [mailto:MayorandCouncillors@city.richmond.bc.ca]  
**Sent:** Monday, July 14, 2003 10:22 AM  
**To:** Peter Lee  
**Subject:** RE: Zoning amendment bylaw 7517 (RZ 03-223757) Francis and Foster

Dear Mr. Lee,

Thank you for your email regarding Bylaw 7517. It will be added to the material that will be circulated and distributed for the Public Hearing on this matter. Please note, however, that the Public Hearing is scheduled for **next Monday, July 21, 2003, at 7:00 PM** in the Council Chambers (not tonight as mentioned in your email).

Yours truly,

David Weber

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David Weber  
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-----Original Message-----

**From:** Peter Lee [mailto:plee@pinnaclepride.com]  
**Sent:** July 14, 2003 9:48 AM  
**To:** MayorandCouncillors  
**Subject:** Zoning amendment bylaw 7517 (RZ 03-223757) Francis and Foster

Dear Sirs/Madam:

We are owners of 8960 Foster road and we have lived here moving from the Hamilton (east Richmond) area 1.5 yrs ago. We moved to this area to get away from the traffic of townhouses/cars from smaller lots and main streets to enjoy less traffic and noise.

We are opposed to the proposed rezoning to allow for 4 smaller lots with lane access for the following valid reasons:

- 1) The lane and garages runs the length of our house. This back lane runs alongside all our bedrooms (south facing). This will cause excessive noise and reduce the value of our property.
- 2) The lane access coming off Foster Road is next to our driveway and will increase the traffic on the street by 8 more cars entering throughout the day and night. This causes more danger to others and children in the area. This also reduce the value of our property causing more dangerous

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situation.

3) Foster Road is already narrow . With cars parked along the road from visitors to these 4 houses it causes congestion. It also restrict and reduces parking space for guest to the houses in the area.

4) Who will be responsible for the reduced value, and reduction of attractive features of the area, our property and that of our neighbours on Foster road.

I will attend the meeting tonight to voice our objectionand concerns.

Regards,

Peter Lee

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