

Submission to June 29/04

Council Meeting

Bill 7722 & 7723

June 29, 2004

Written Submission to Mayor Brodie and present Councillors
by Jennifer Nakai, Owner
5620 Moncton Street, Richmond, BC V7E 3B4

Re: NCL Real Estate Management's proposed development at 12251 No. 2 Road.

Please consider the following reasons as to why the development at 12251 No. 2 Road, as in its current state, **should not be given approval.**

1. The homeowners along Moncton Street **do not want** a development of **this immense size** to be built, literally, in their back yards.
 - 6 of the 9 homeowners whose properties border NCL's property are in open opposition to the development. This was made clear at the June 22nd planning meeting when the owners of these properties showed up at the meeting and **unanimously indicated that they opposed the development** (this is noted in the June 22nd minutes). I had explained to Councillor Barnes that when you have homeowners who are older and who do not speak English well, it is difficult to communicate their concerns especially in a public arena such as a council or planning meeting. Therefore, it is often left to their children to voice the parents' concerns. The presence of these older homeowners should clearly show how strongly they are opposed to this development.
 - Although NCL expressed in detail the shadowing effect and how the shadows could be reduced, NCL representatives have not addressed our concern about the height of the development. **Height of the building** has always been the **main issue**. If we were to get the **same shadowing**, but from a **2 storey structure** that sits closer to the property line, we would **not be opposed** to the development. Although the planning staff considered a height reduction of 2 feet to be satisfactory, the homeowners along Moncton Street say it is not a satisfactory height reduction. Common sense tells us, that taking 2 feet off a 49 ft. or 47 ft. building that's about 250 ft. long, really doesn't make much difference in the visual impact to its neighbours.
2. The neighbouring residents have always been opposed to higher buildings and higher densities in this area.
 - Back in 1999, after very careful planning and much consideration of the residents in the neighbourhood, the Planning department had prepared a comprehensive plan for the Trites Road area. **In that report, a plan was devised that many area residents, especially the Moncton Street residents, had approved.** That plan called for single family homes in the western half of the Trites Road area and multiple family homes in the eastern half. The multiple family area consisted of **two storey townhomes directly south of Moncton Street** and **three storey townhomes** further south to Andrews Road. However, many **neighbouring residents opposed the plan because they felt that the density was too high.** The Moncton Street residents would like to see a return to the two storey townhomes. Why would you consider putting something in our backyard that is "bigger" than what was in the original plan, knowing full well, that the neighbouring residents already thought that that plan was "too big."

3. The developers have a "way out" of this development. They are committed to purchasing the property only if the Council approves 2nd and 3rd readings of their development. The homeowners really have no "way out". They live here. The properties are not something bought and sold as part of their job. Their life investments are here. They are committed to their properties. They do not have other options available to them.
4. **THE COUNCIL'S DECISION CANNOT BE RUSHED.** It will directly affect the homes and the quality of life of nine Moncton Street property owners. The day after the June 22nd planning meeting, my 76 year old mother could not sleep all night. I could not sleep all night due to stress and worry over the proposed development.

I urge the Council to:

1. Read over the 1999 area plan and review the guidelines and principles that were used to develop the 1999 area plan.
2. Compare the current guidelines and principles for developing the Trites Road area with the 1999 principles. Determine why changes were made and whether the changes were for the benefit of the community.
3. If there are no current guidelines and principles in place for developing the Trites Road area, demand that the Staff prepare one. It is imperative that there be guidelines before developing a plan for an area. Otherwise, a haphazard development can take place.
4. Urge the developers to speak to each Moncton Street property owner that is north of NCL's property.
5. **Deny first reading to the development proposal for 12251 No. 2 Road**

Yours truly,

Jennifer Nakai