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TO: MAYOR & EACH COUNCILLOR
FROM: A CITY CLERK

MayorandCouncillors

From: MayorandCouncillors
Sent: June 8, 2004 9:02 AM
To: 'Bob King'
Subject: RE: Planning Department - RZ 03-232158

Importance: High

cc: GM-UD
Director, Development
David Brownlee
Paul Kendrick, City Solicitor

Re: Planning Committee
June 8, 2004, Item 5
11511, 11551, 11571, 11591
Steveston Hwy.

Dear Mr. King,

Thank you for your email to the Mayor and Councillors, in connection with the proposal for 11511, 11551, 11571 and 11591 Steveston Highway. Your message will be delivered to the Mayor, each Councillor and staff for their information.

Thank you for taking the time to make your views known in advance of today's Planning Committee meeting.

Yours truly,

David Weber

David Weber
Manager, Legislative Services,
City Clerk's Office,
City of Richmond
6911 No.3 Road, Richmond, BC
voice: 604-276-4098
fax: 604-278-5139
e-mail: dweber@city.richmond.bc.ca

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

From: Bob King [mailto:bobkingcma@hotmail.com]
Sent: June 7, 2004 11:48 PM
To: MayorandCouncillors
Subject: Planning Department - RZ 03-232158

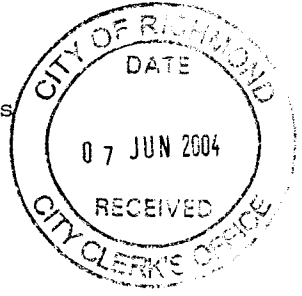
Mr. Mayor and Councillors, and specifically the City Planning Committee: The planning department of Council engaged in significant dialogue with the community on the plan above, and came up with a plan that the community could accept.

You can imagine our disappointment to find that the planning department unilaterally changed the rules, and "instructed staff" to revise the plan to require lane access. What planning concept calls for consultation with stakeholders and then requires you to ignore the results. Do you say whatever is convenient knowing that the community has limited resources and can only sustain an opposition for a limited period of time?

We have lived in this area for 24 years. I now find myself with a house sandwiched between two "streets". What do you think the market effect is when you take a nice little bungalow in a nice area of town and trap it between two streets? It will be a little like that lot on the Ironwood property that didn't get developed until recently. You will eventually freeze us out.

I understand the issue. The city has a greater need than to satisfy a few dozen residents. I just don't understand why I should personally have to pay.

This is an awful letter, and I hate to have to send it, but I need to protect my investment. If the development proposed must proceed as



planned, in fairness, you really have no option but to allow those properties adjoining the alley to be rezoned townhouse as well. Otherwise, I think we have a fairly good class action to recoup our losses.

Anyway, attached is a notice we distributed in the neighbourhood to the best of our ability. If the planning department is going to plan our future and not tell us about it until it's a done deal, we will have to inform ourselves. I would have preferred you distribute this and try to head off an ugly confrontation that we will feel obligated to mount knowing we can't win.

This sound pretty sad doesn't it. Well we are, but thanks for letting me vent.

Bob King
11500 Seahurst Road
Richmond, B.C. V7A 3P2

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STEVESTON HIGHWAY DEVELOPMENT

You will be aware that there is a development proposed for the three lots immediately east of the vacant lot at 11511 Steveston Highway. That proposal created considerable community concern and debate, and after several meetings and open houses the city proposed NO LANE ACCESS as a concession to the interior residents who would have been faced with dozens of additional cars using the alley as their primary access.

You may NOT be aware that the development has now been expanded to include the vacant lot, the number of proposed units has been increased to 27, and **on May 18, 2004, the Planning Committee instructed staff “to ensure that the development has appropriate vehicular access to the rear lane.”**

The 5 Road, Steveston Highway area has the potential for as many as 120 townhouse units, **at the proposed density**, and with lane access guaranteed we now have hundreds of additional cars using the lane as their primary access. The properties adjoining this site will now be trapped between two streets.

The lanes now become streets, complete with lights and sidewalks, but they are NOT streets and can't be made streets.

Additional information and the full staff report (prepared according to the planning committee's instructions) are available on the city website at www.city.richmond.bc.ca.

THERE IS A MEETING OF THE PLANNING COMMITTEE
TOMORROW, JUNE 8 AT 4:00 P.M. AT CITY HALL.

IT WOULD CERTAINLY HELP IF YOU COULD BE THERE.

THE CITY AND THE DEVELOPER HAVE DRAGGED THIS OUT TO
THE POINT WHERE THEY THINK WE WILL JUST GIVE UP.

LET'S NOT.

Distributed in the absence of notice by the city, by Bob and Linda King of 11500 Seahurst Road, and other concerned residents.