

<b>To Public Hearing</b>	
Date:	Sept 20, 2004
Item #	9
Re:	8291 + 8311 No.2 Rd
	Bylaw 7795

Johnson Lee/Y.F. Leung  
 8273 No. 2 Road  
 Richmond, BC, V7C 3M2  
 Tel. (604) 277-7375  
 12 September 2004

		INT
	JFM	
/	DW	DW
	KY	
	AS	
	DB	
	WB	

Mr. J. Richard McKenna  
 City Clerk  
 City of Richmond  
 6911 No. 3 Road, Richmond  
 BC, V6Y 2C1

Dear Mr. McKenna,

Subject: Public Hearing, Monday September 20-7 pm  
 Zoning Amendment Bylaw 7795 (RZ 04-270815)  
 8291 and 8311 No. 2 Road

SEP 19 2004  
 11:33 *ll*

Thank you in sending us a Notice of Public Hearing of the above subject.

We have searched the file in your office and found the developer Site Plan received by your UDD on July 26, 2004 that the subject zone will use to build 12-units townhouse. Upon study the Plan, I knew that the developer want to build a driveway direct facing to the windows and doors of our home. He also wants that driveway may cross our home for future access.

Our home was built in 1996 and we bought it as a new house in 1997. We have no plan to sell our new home within 20 -30 years. That the developer intends to build a driveway facing directly to our home for future crossing or access is not applicable.

As to the driveway faces directly to our home, you may refer to the back page of your Notice of Hearing (Revision Date 08/03/04), the developer Site Plan (Received Jul 26, 2004) and our proposed Site Plan B, C & D (dated 10 September 2004). If the developer builds in accordance to their Site Plan (Received Jul 26 2004), all outgoing vehicles will drive facing directly to our windows and doors, as close as to 1.2 M, before they turns to No. 2 Road. These would give us a danger, disturbance and pollution feeling and happening. The vehicles might hit our fence as well as to our windows and doors, the light will spot hit to our windows at night and the noise will disturb us day and night.

For our safety, we have drawn four proposed Site Plans for your office and the developer consideration. We also list down the advantage and disadvantage of the proposed Site Plans shown as follows:



(1) Proposed Site Plan "A"

ADVANTAGE

- Maximum usage the driveway.
- The old houses in the westside may be redeveloped for future access.

(2) Proposed Site Plan "B"

ADVANTAGE

- Zone appearance
- Maximum usage of Public areas

(3) Proposed Site Plan "C"

ADVANTAGE

- An alternative change
- Less disturbance to neighbors

(4) Proposed Site Plan "D"

ADVANTAGE

- An alternative change
- Less disturbance to neighbors

DISADVANTAGE

- Cost of change Plan.
- Little inconvenience

DISADVANTAGE

- Cost of change Plan
- Little inconvenience

DISADVANTAGE

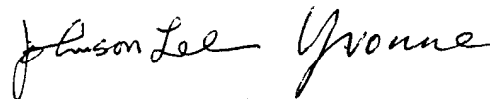
- Cost of change Plan
- Little inconvenience

DISADVANTAGE

- Cost of change Plan
- Little inconvenience

We object strongly the developer Site Plan which endanger our safety, attack our privacy and disturb our living. We hope that you may elect one of our proposed Site Plans. If you elect Plan B, C or D, a measurement of a hard wood board should be put in front of the fence at the end of the driveway facing to our windows and doors. The proposed Site Plan "D" is similar to the developer original Site Plan but a minor change by moving a part of the amenity area to the north side. A pine trees should be plant in front of our windows and doors directly facing the driveway. We will attend the public hearing on 20 September at 7 pm.

Yours faithfully,



Johnson Lee/YF Leung

cc: Miss Sara Badyl, The Planner, UDD  
Encl.

COPY

Johnson Lee/Y.F. Leung  
8273 No. 2 Road  
Richmond, BC, V7C 3M2

07 September 2004

Miss Sara Badyl  
The Planner  
Urban Development Division  
Richmond City Hall  
6911 No. 3 Road, Richmond, BC

Dear Miss Badyl,

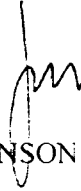
Subject: Rezone File RZ 04-270815, 8291 and 8311 No. 2 Road. Richmond

The zone staff Susan told that I could write to you in connection to the Plan if it might affect me, a neighbor to the rezone area. I have lived in 8273 No. 2 Road for seven years. My home is a duplex house. The fence corridor closed to the old neighbor Mr. Lovell, the former owner of 8291 No. 2 Road is 1.2 M in width less than the normal 1.5 M because Mr. Lovell did not allow the builder to install the fence in the center line, between No. 8273 and No 8291, as there had a old store room and a number of big trees lean upon the center line. In the middle of my home faced to the south side area, now it is the rezone area, have a side door, a laundry room window, a hot water and furnace room door, a glass window in the ground floor and a glass window of the bath room in the 2<sup>nd</sup> floor.

The plan of the file RZ 04-270815 turns a single house and two family houses to 12 townhouses. The plan builds a driveway facing directly to my doors and windows closely as to 1.2 M. I write to enquire if there are any protection that the builder and the developer will install in their fence in order to protect the safety of our family.

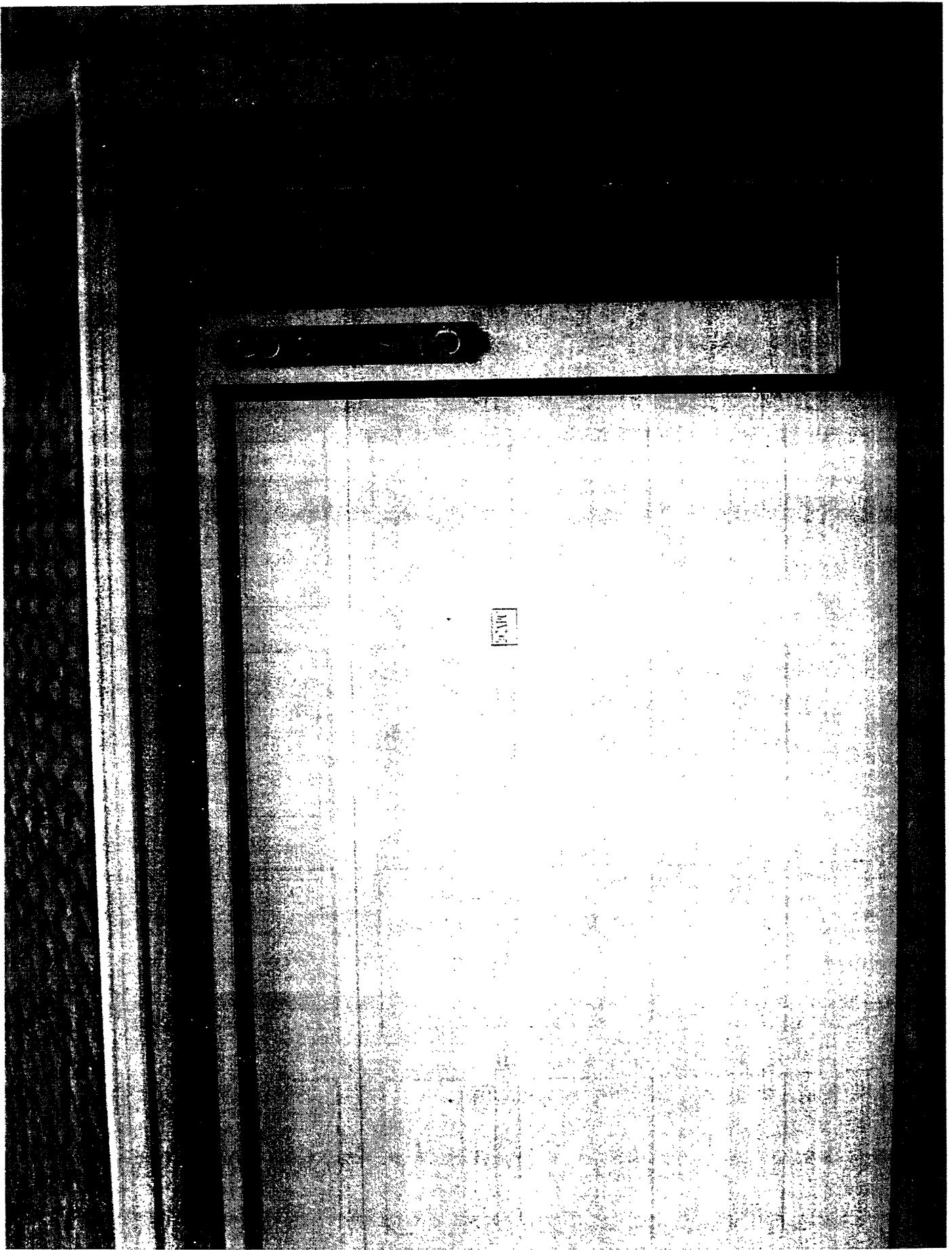
Attached is a floor plan of my home and RZ 04-270815 for your reference. The affecting areas are marked in red colors. My telephone is 604-277-7375. I and my family can attend your conference or meetings if required.

Yours faithfully,



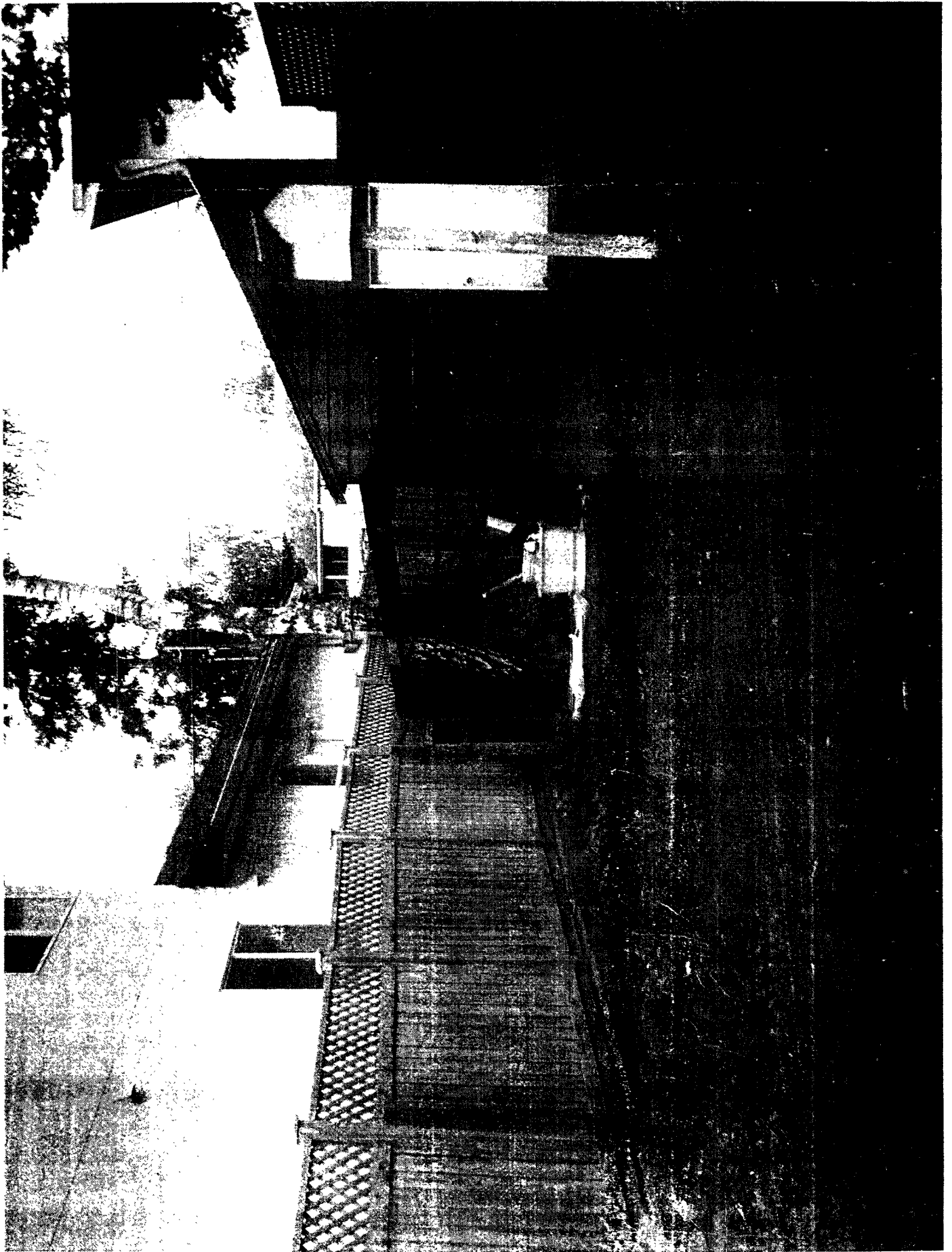
JOHNSON LEE

Encl:



No. 1356

RZ04 - 270815



No 1338

R204-270815



177

R2 04-270815

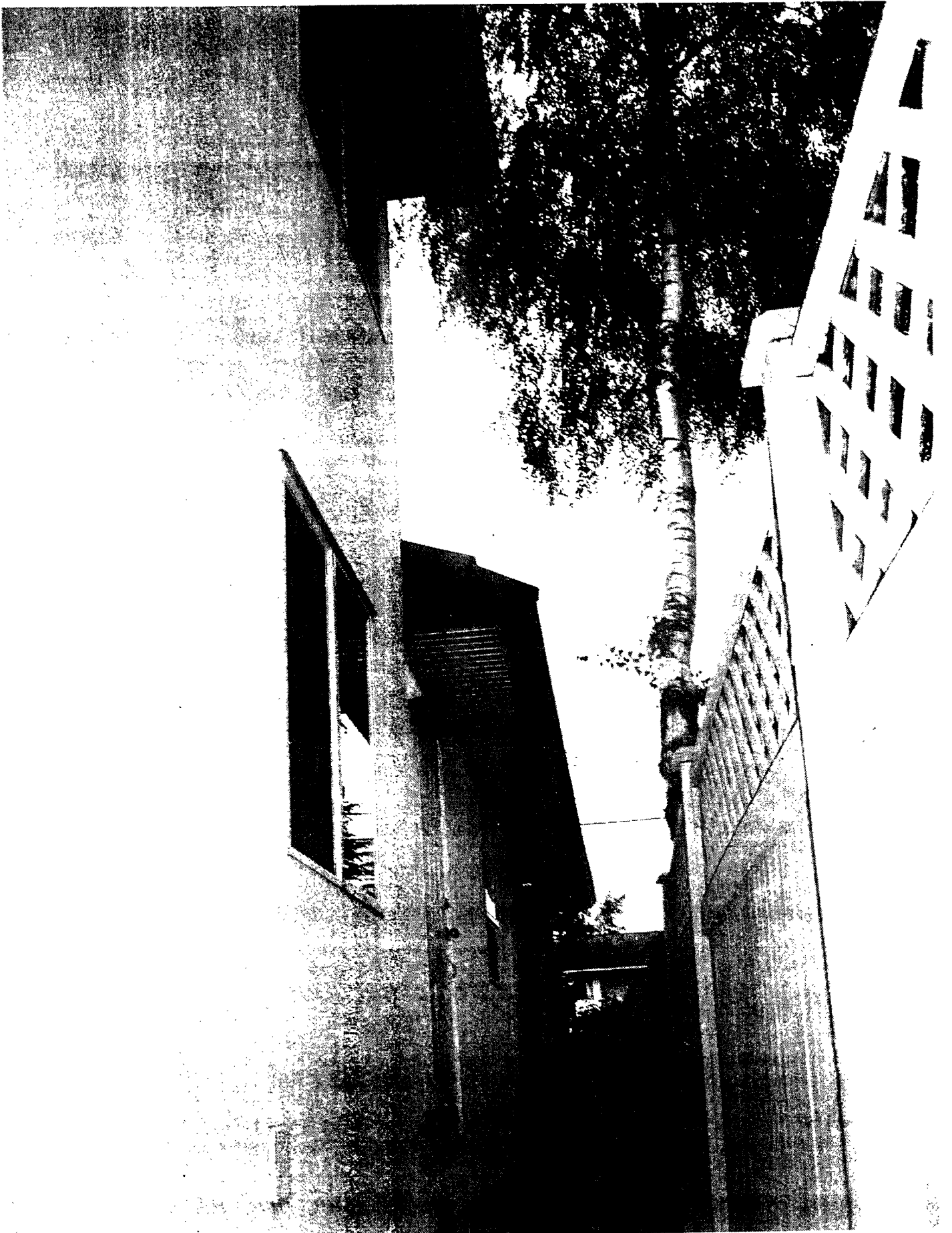
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178

RZ 04-270815

100



179

R2 04 - 270815

No. 179

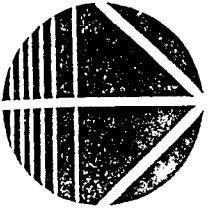
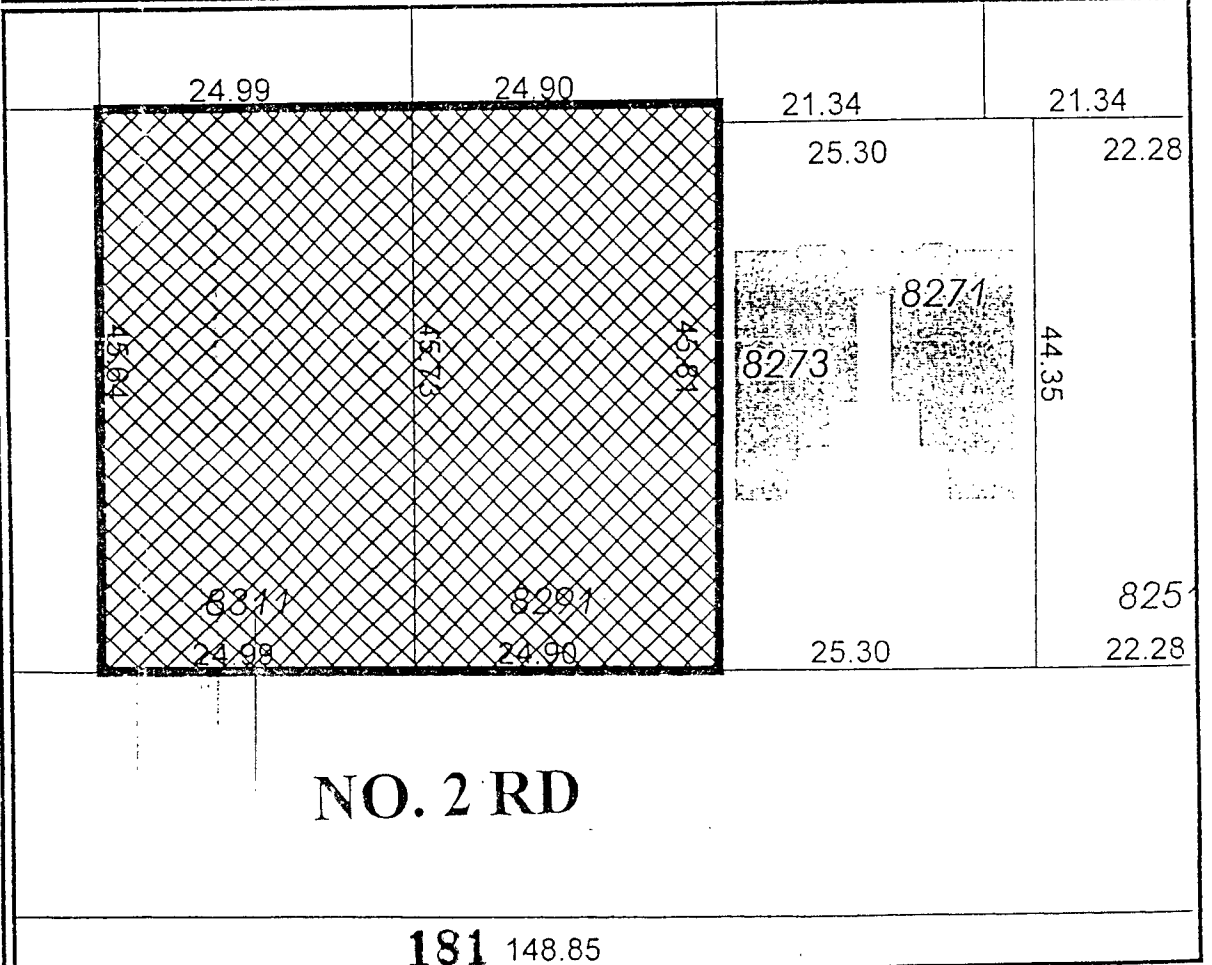
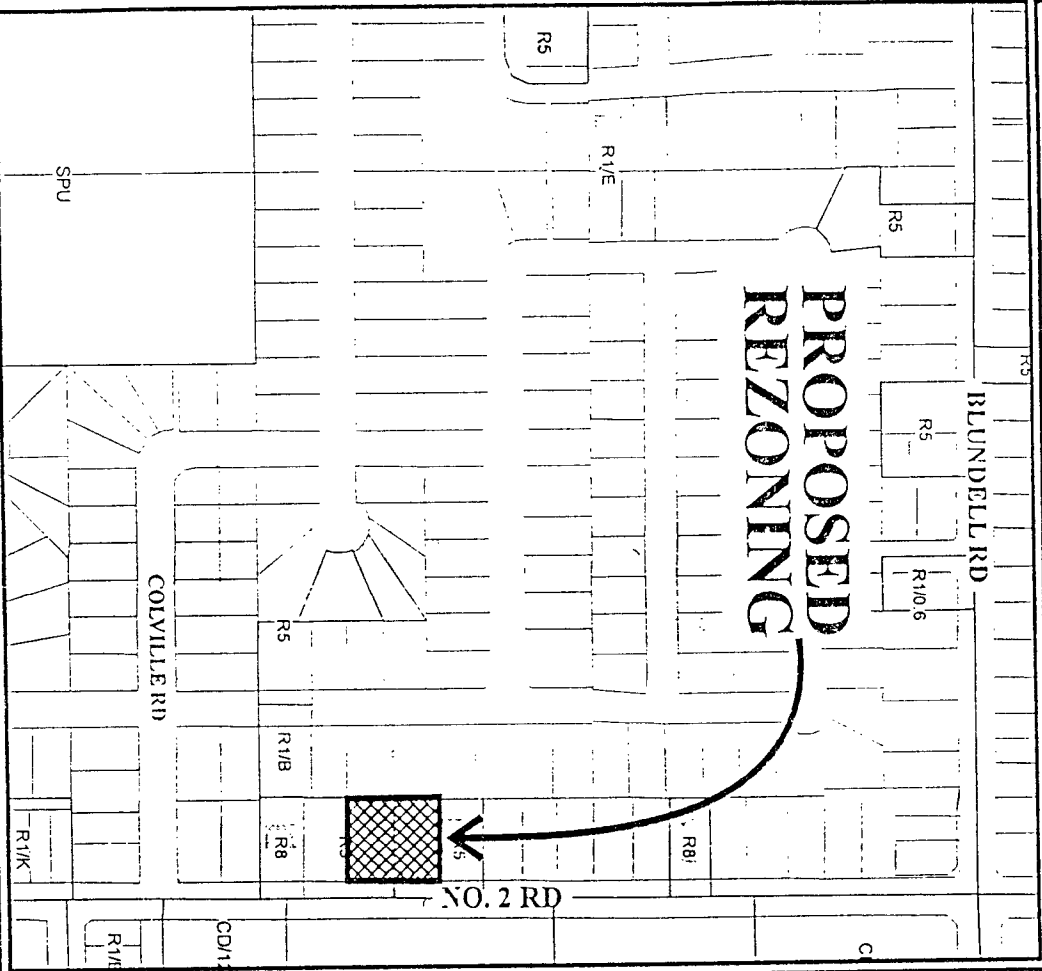




No. 1351



# City of Richmond

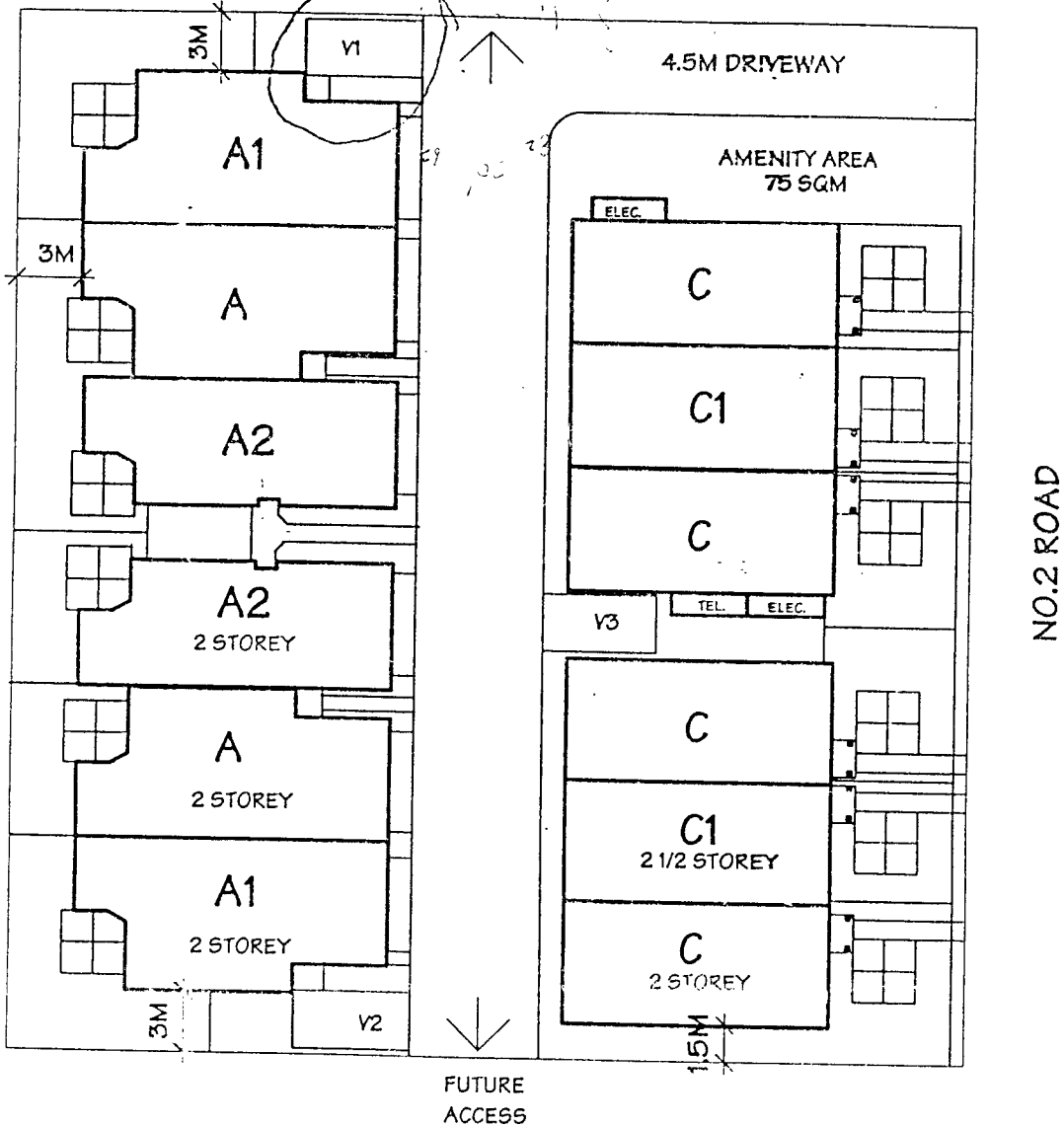


## RZ 04-270815

Original Date: 05/26/04  
 Revision Date: 08/03/04  
 Note: Dimensions are in METRES

MY HOUSE FUTURE ACCESS

BY: .....



STATISTICS:  
 SITE AREA: 24,564 SF  
 PROPOSED ZONING: CD  
 STE COVERAGE: 10,832 SF (44%)  
 MAX. ALLOWABLE FLOOR AREA: 0.69 X 24,564 SF = 16,949 SF

PROPOSED:	UNIT-A/A1:	1,400 SF x 6 UNITS =	8,700 SF
	UNIT C:	1,350 SF x 4 UNITS =	5,400 SF
	UNIT-C1:	1,400 SF x 2 UNITS =	2,800 SF
	ELEC. ROOMS:		45 SF
	<b>TOTAL</b>	<b>12 UNITS:</b>	<b>16,945 SF</b>



# SITE PLAN

SCALE: 1"=30'-0"

*Superseded*

JULY 26, 2004

0419  
 UNIT TOWNHOUSE DEVELOPMENT  
 91-8311 NO.2 ROAD, RICHMOND

**tomizo yamamoto architect inc.**  
 954 Baycrest Drive, North Vancouver, B.C.  
 V7G 1N8 Tel. 604-929-8531 Fax. 604-929-8591  
 E-mail: tyarsh@shaw.ca

RZ-04-270815

PROPOSED

# SITE PLAN

## A

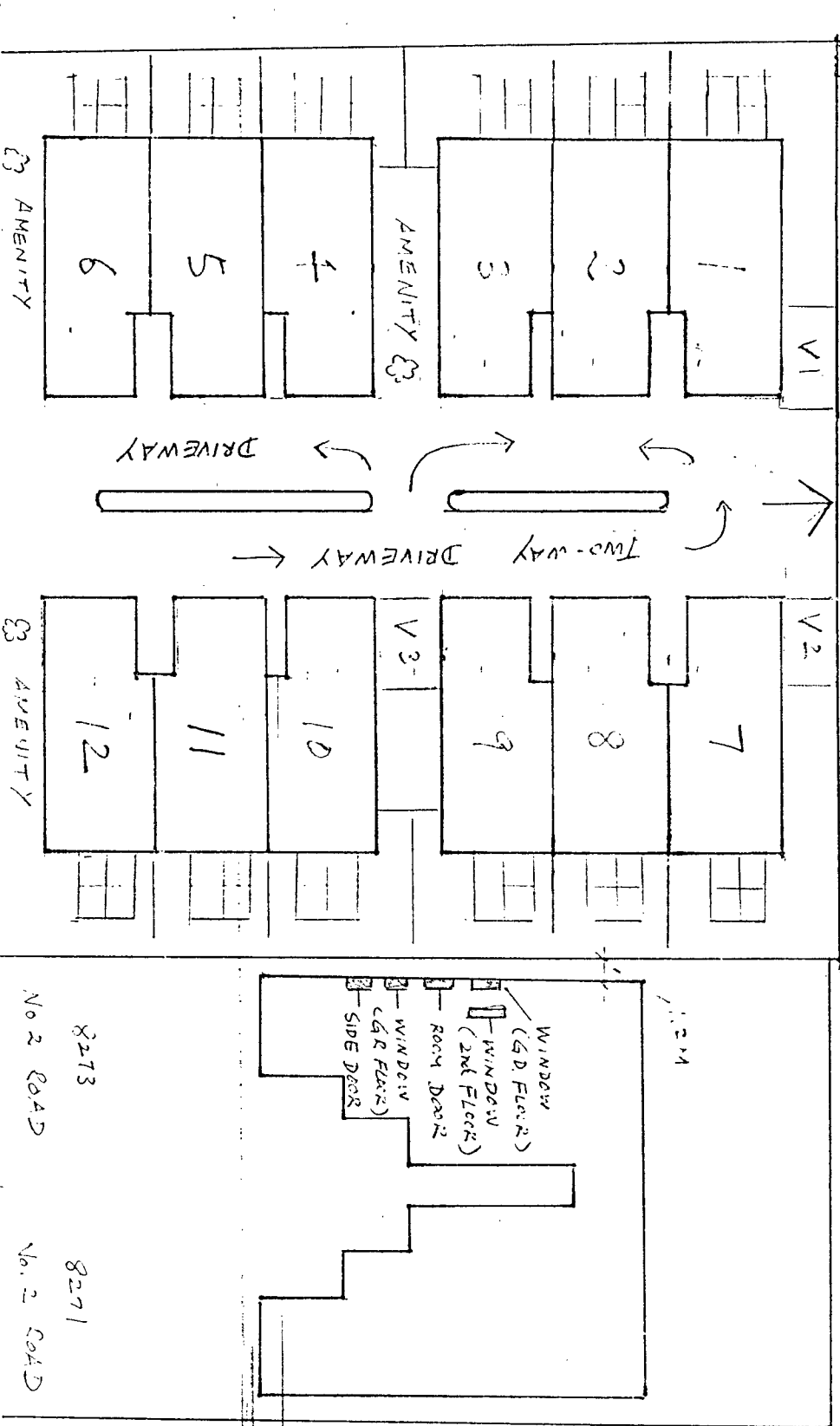


AN OLD HOUSE

AN OLD HOUSE

FUTURE ACCESS

A NEW HOUSE IN PROGRESSING



183

8251

8273

8271

No 2 ROAD

No. 2 ROAD

8311 No 2 ROAD

8291 No 2 ROAD

WALKWAY

FILE No.  
R204-270815

No. 2 ROAD, RICHMOND

10th SEPTEMBER 2005

3 N OLD HOUSE

2 N OLD HOUSE

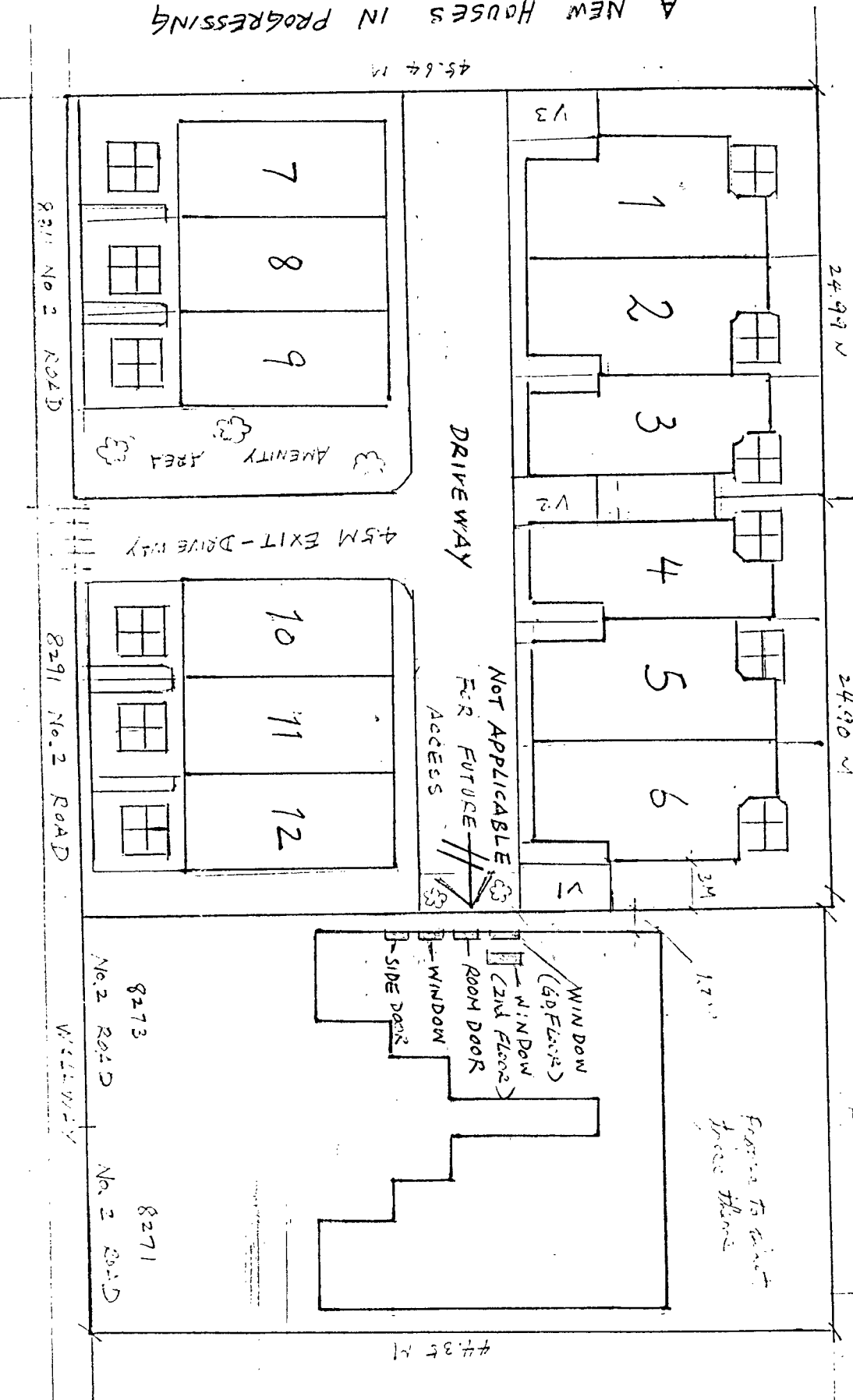
PROPOSED

SITE PLAN

B



A NEW HOUSES IN PROGRESSING



FILE No.  
R2 04-270815

No. 2 ROAD, RICHMOND

PROPOSED

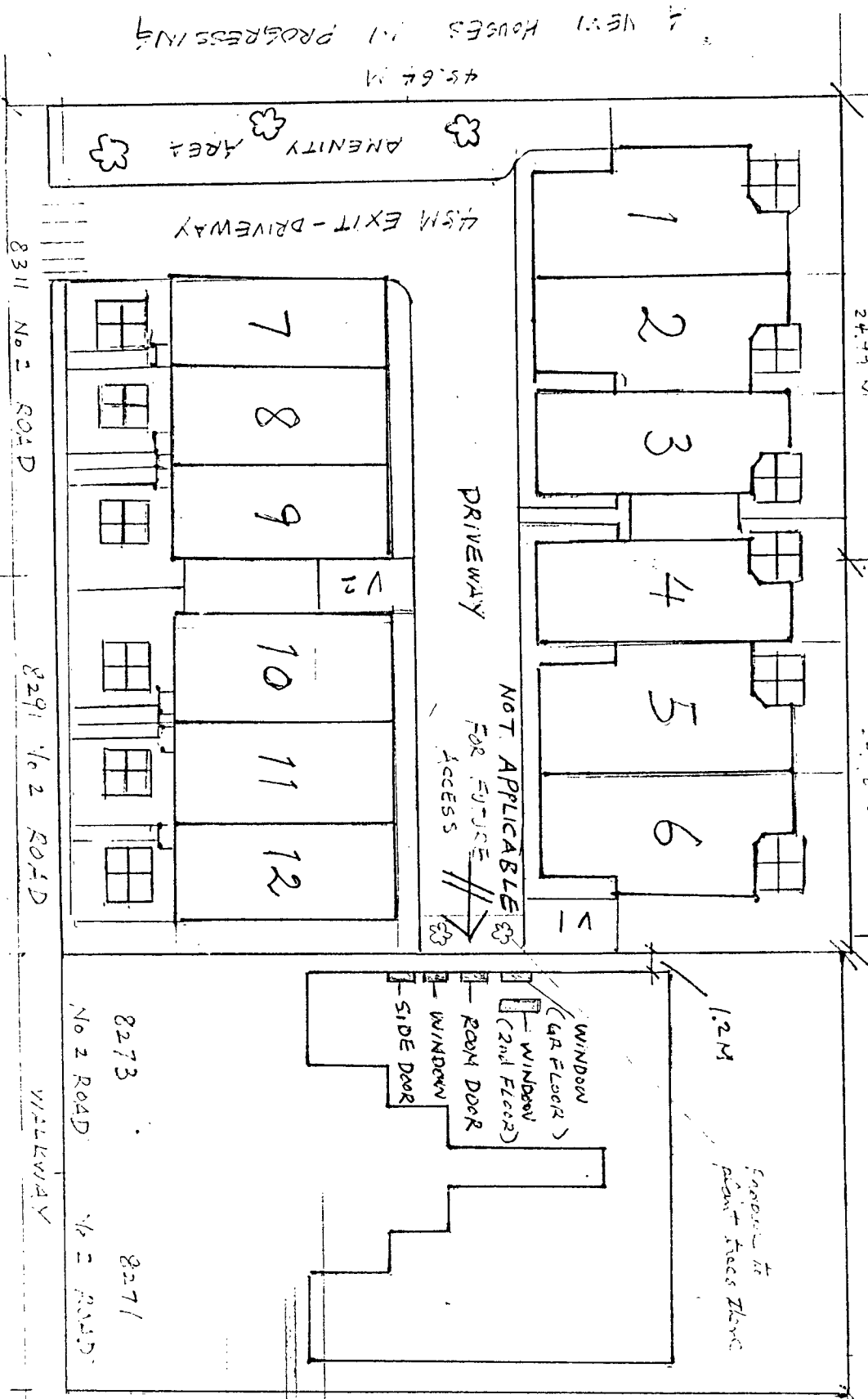
# SITE PLAN

## C



NEW OLD HOUSE

NEW OLD HOUSE



2 NEW HOUSES IN PROGRESSING

45.64 M

AGREEMENT AREA

45M EXIT-DRIVEWAY

24.94 M

24.00 M

DRIVEWAY

NOT APPLICABLE FOR FUTURE ACCESS

1.2 M

Exposed to paint faces shown

44.35 M

8311 No 3 ROAD

8291 No 2 ROAD

WALKWAY

No 2 ROAD

No 2 ROAD

8273

8271

8251

FILE No.

RZ 04-270815

NO. 2 ROAD

10th SEPT 2004

A NEW HOUSES IN PROGRESSING

AN OLD HOUSE

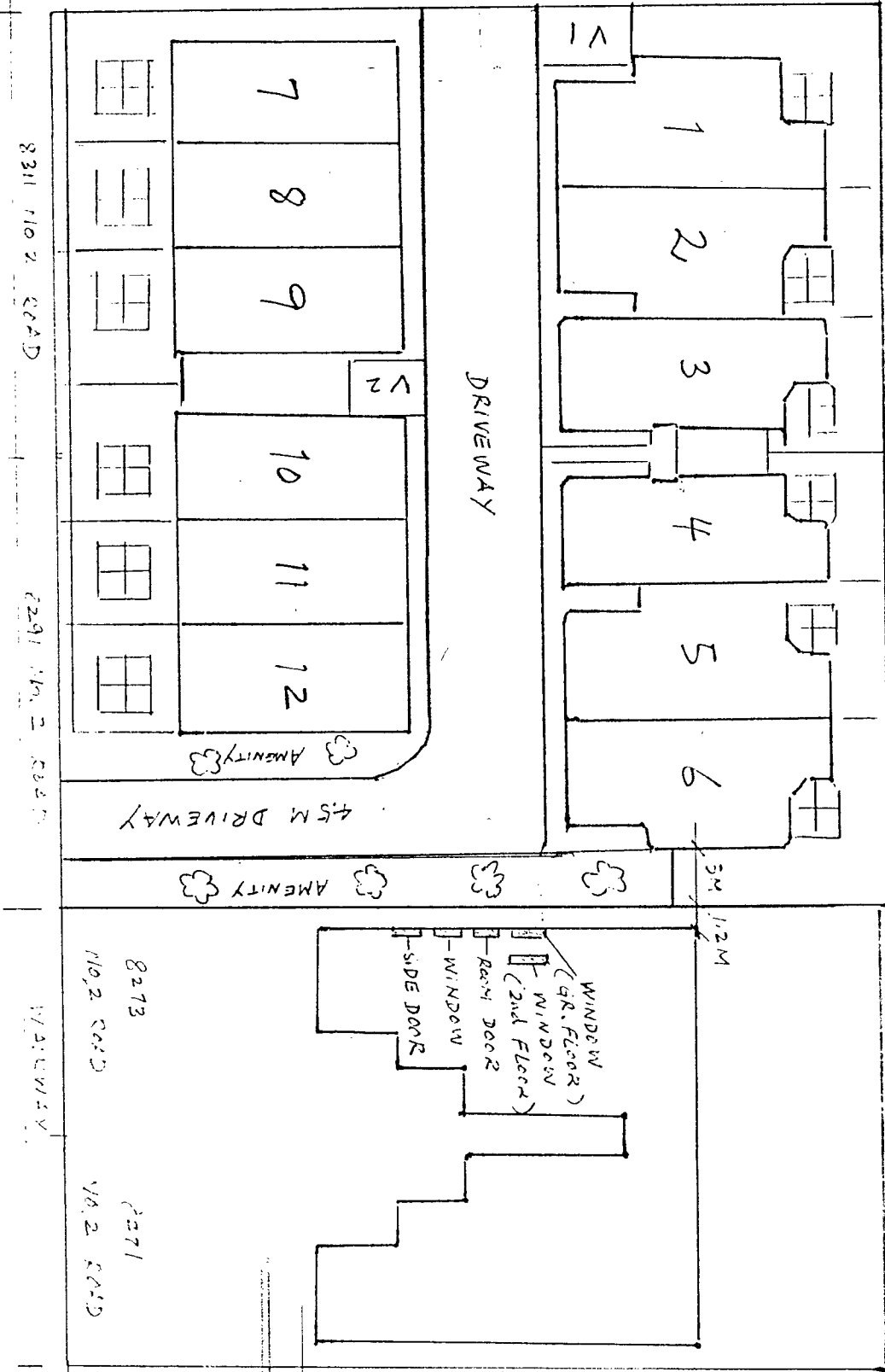
AN OLD HOUSE

PROPOSED

SITE PLAN



D



FILE NO.  
R2 04 - 270815

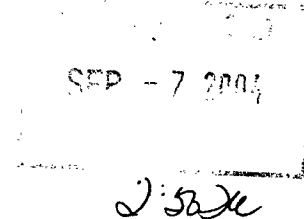
NO. 2 ROAD, RICHMOND

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Yours faithfully,

JOHNSON LEE



No 2 ROAD DRIVE WAY

8311 No 2 RD.

8291 No 2 RD.

WALKWAY

A NEW DUPLEX - HOUSES

