

November 22, 2001

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Original Mailed

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1
Attention: Jenny Beran, Planner, Urban Development

TOTAL 3 PAGES

Faxed to Urban Development Division. Fax # (604) 276-4177

Gentlemen:

File: RZ 01-185672, Section 12-4-7

In response to your letter dated October 26, 2001, informing us of the results of the Single-Family Lot Size Study in section 12-4-7, we as property owners and/or residents are opposing "Option 2 – reconfirm the existing R1/B Lot Size Policy (39.37 ft wide lots) for the whole neighbourhood except on the southern portion of the subject lot where R1/K (32.8 ft wide lots) would be permitted. Under this option, the subject lot would be able to subdivide into three lots. This option is presented as a compromise in order to complete the road."

Currently, all our existing properties on Garrison Court is zoned R1/B (39.37 wide lots) – there are about 40 properties being affected. If sub-division of the southern portion into R1K (2 smaller lots with 32.8 ft. wide frontage) is permitted and such properties sold, it would definitely affect the market value of our properties on Garrison Court. Why is the city "compromising" for the benefit of this developer at the expense of all existing property owners?

Why is the city discriminating the southern portion of the subject lot by allowing subdivision into 2 smaller lots (of 32.8 ft wide) facing Garrison Court, and not for the north side facing Walton Road? We are certain that if subdivision into two 32.8 ft. wide lots facing Walton Road is permitted, all the existing property owners on Walton Road will be protesting, just like us.

Option 1 of reconfirming R1/B (39.37 ft. wide lots), which allows subject lot to sub-divide into 2 lots is acceptable to us, because it is in line with existing Lot Size Policy. In addition, some of us do not want the road to be completed.


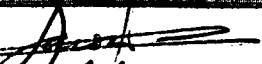
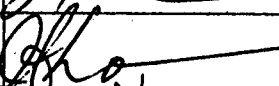
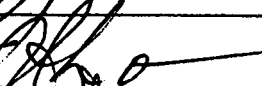


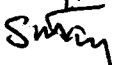
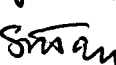
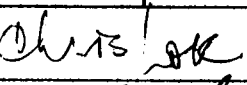
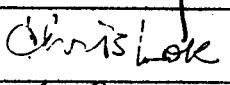
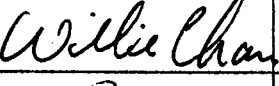

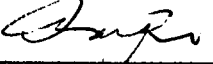
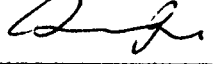
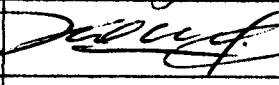
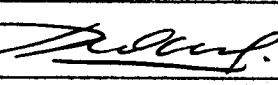

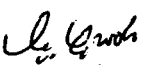

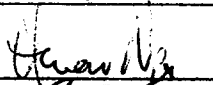



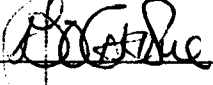
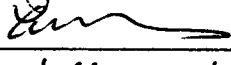
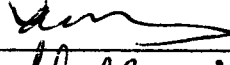
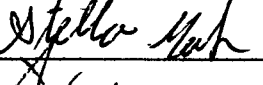
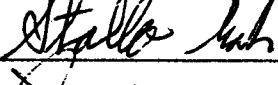
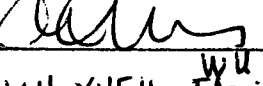
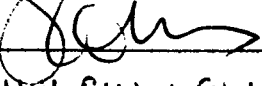
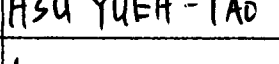
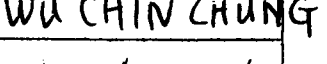
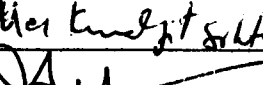
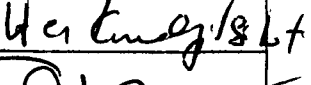
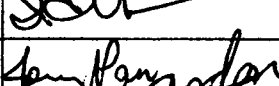
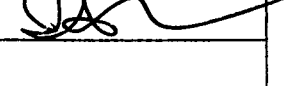

Please respond to all of us.

Sincerely,

Signed by property owners on Garrison Court (see pages attached).

File: RZ 01-185672, Section 12-4-7

List of Property Owners opposing "Option 2" subdivision into 3 lots (resulting in two smaller 32.8 ft. wide lots facing Garrison Court.) In addition, those opposing Garrison Court road completion.

5631 Garrison Road	Aaron Fan	(604) 232-1008		
6111 Garrison Court	Min Sing Lam	(604) 271-6138		
6115 Garrison Court	Cindy & Danny Tong	(604) 271-0321		
6120 Garrison Court	Sandra Tay	(604) 241-2587		
6128 Garrison Court	Richard W.S. Lok	(604) 274-7643		
6131 Garrison Court	Wei-Chuang Chen FOR	(604) 277-8695		
6135 Garrison Court	Amy Chow	(604) 277-5697		
6151 Garrison Court	Albert Wong	(604) 241-4813		
6155 Garrison Court	Che Keung Kwok	(604) 271-7689		
6160 Garrison Court	Thomas Ng	(604) 214-9610		
6171 Garrison Court	Pauline & Philip Fung	(604) 272-0234		
6175 Garrison Court	Chi Shing Tso	(604) 275-8982		
6180 Garrison Court	Amelia Lee LAWRENCE & CO	(604) 241-0399		
6188 Garrison Court	Mrs. Mak	(604) 241-3853		
6191 Garrison Court	Thomas Lee	(604) 275-3988		
6195 Garrison Court	Wu Hsu Yueh Tao	(604) 241-0138		
6200 Garrison Court	Gian Sihota	(604) 271-5305		
6211 Garrison Court TENANTS	Joan & Irving Auerbach	(604) 277-7909		
6215 Garrison Court	Jenny Pan & Gordon Chan	(604) 657-8790		

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List of Property Owners opposing "Option 2" subdivision into 3 lots (resulting in two smaller 32.8 ft. wide lots facing Garrison Court.) In addition, those opposing Garrison Court road completion.

Address	Name	Phone	Signature 1	Signature 2
6280 Garrison Court	Kam M Poon	(604)	<i>Kam Poon</i>	<i>Kam Poon</i>
6251 Garrison Court	WAYNE KIVI	(604) 448-9592	<i>W B Kivi</i>	<i>W B Kivi</i>
6271 Garrison Court	NG WAI HAN	(604) 271-6800	<i>Wai Han Ng</i>	<i>Wai Han Ng</i>
6291 Garrison Court	Peter L Choi	(604)	<i>Peter Choi</i>	<i>Peter Choi</i>
6211 Garrison Court	Hardial Enterprises Ltd	(604)		
6266 Garrison Court	Paul A Pinkhasik Zina	(604) 278-9525	<i>Paul Pinkhasik</i>	
6311 Garrison Court	Cheong F Li Chastny Yuri	(604) 277-9427	<i>S. Chastny</i>	<i>Y. Chastny</i>
6331 Garrison Court	Ping K Wong	(604)	<i>Ping K Wong</i>	<i>Ping K Wong</i>
6351 Garrison Court	Kin Y Lo	(604)	<i>Kin Y Lo</i>	<i>Kin Y Lo</i>
6371 Garrison Court TENNANT	Chien-Pai Yu	(604)	<i>Chien-Pai Yu</i>	<i>Chien-Pai Yu</i>
6391 Garrison Court N/A	Amir P Sumar (2/3 Int)	(604)		
6480 Garrison Court	Chi H Yim	(604)	<i>Chi H Yim</i>	<i>Chi H Yim</i>
6460 Garrison Court	Chi-Wai Chan	(604)	<i>Chi-Wai Chan</i>	<i>Chi-Wai Chan</i>
6440 Garrison Court	Brian Graham	(604) 275-4448	<i>Brian Graham</i>	<i>Brian Graham</i>
6420 Garrison Court	Hans W Wong	(604)	<i>Hans W Wong</i>	<i>Hans W Wong</i>
6411 Garrison Court	Carol Quinn	(604)	<i>Carol Quinn</i>	<i>Carol Quinn</i>
6431 Garrison Court	Giovanda Samy	(604)	<i>Giovanda Samy</i>	<i>Giovanda Samy</i>
6451 Garrison Court	Salimkhan J Ahmed	(604)	<i>Salimkhan J Ahmed</i>	<i>Salimkhan J Ahmed</i>
6471 Garrison Court	Kwok S Wong	(604)	<i>Kwok S Wong</i>	<i>Kwok S Wong</i>
6491 Garrison Court	Kwan S Lui	(604)	<i>Kwan S Lui</i>	<i>Kwan S Lui</i>