

To Public Hearing	
Date:	<u>July 19/04</u>
Item #:	<u>2</u>
Re:	<u>Bylaw 7730</u>

4380 Coventry Drive
 Richmond, V7C 4R2
 July 13, 2004

Regarding Proposed Single Family Lot Size Policy 5437 (Section 23-4-7)
Zoning Amendment Bylaw 7730 (RZ 04-268683)

<input checked="" type="checkbox"/>	JRM	<input checked="" type="checkbox"/>	INT
<input type="checkbox"/>	DW	<input type="checkbox"/>	
<input type="checkbox"/>	KY	<input type="checkbox"/>	
<input type="checkbox"/>	AS	<input type="checkbox"/>	
<input type="checkbox"/>	DB	<input type="checkbox"/>	
<input type="checkbox"/>	WB	<input type="checkbox"/>	
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I have been a homeowner in this area since 1983. I would like to voice my objection to the rezoning.

This is at least the third time that I have seen the rezoning of these lots come before city council. In November 1989, a property owner wanted to rezone lots from R1/E to R1/B in this section, to permit the creation of 12 metre lots in our subdivision.

A survey was mailed to homeowners.

The results of the survey were sent to us in January, 1990. 71% of the respondents preferred R1/E lot sizes.

Here is what the then Director of Planning, Ron Mann, wrote to us: *"As part of the study, school, and park capacity, servicing capability and transportation implications were considered in the area. Based on this technical analysis, it was determined that certain physical infrastructure improvements and additional park space would be required before a policy for smaller lots could be introduced in the study area."*

Since that time period, there have been no upgrades to servicing capability. There have been no transportation improvements. There has been no increase in park capacity.

In December, 1993 an applicant wanted to make smaller lots once again on Blundell Road beside Grauer school . The applicant did not want to pay to replace the storm sewer and sidewalks even though these would be damaged by the construction of extra houses. The city did not want to pay, so only three houses were built on two lots (the applicant wanted five houses on two lots). Once again no improvements were made to servicing capability.

In 2004, an applicant wants to build houses on lots even smaller than R1/B along No.1 Road. This will increase the traffic on No. 1 Road. In particular, when I drive from my house to Safeway, the left turn from Coldfall Road onto No 1 Road will be even harder to negotiate. It is not an easy turn to make as there is no light and a lot of traffic. Besides traffic concerns, there will be a need for school and park capacity and physical infrastructure improvements.

Before these lots get rezoned, perhaps some of the lots should become parkland, and the ditches should be filled in along Coldfall Road. Then you could argue that the improvements warrant smaller lot sizes.

I have one other comment. I phoned David Brownlee, the City Contact listed on the Notice of Public Hearing, on July 9 to ask what a R1-0.6 lot size meant. Imagine my surprise to hear that Mr. Brownlee was on vacation and would not be back until Monday July 19, which is the day that the hearing is scheduled. The planning department told me to try calling Cecelia. I left a message with her on July 9, and am still waiting for a reply.

Yours truly,

Signature Obscured At The Request Of The Writer

Tyla Meyer (604) 271-8692 sent by fax to City Clerk. 604 278-5139

