

To Public Hearing
Date: <u>OCT. 18, 2010</u>
Item # <u>4</u>
Re: <u>Bylaw 8646</u>

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: October 14, 2010 7:46 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #528)
Categories: UCRS CODE / FILE NUMBER: 12-8060-20-8646

Send a Submission Online (response #528)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/Page1793.aspx
Submission Time/Date:	10/14/2010 7:45:47 AM

Survey Response

Your Name:	Richard MacRae
Your Address:	6171 Bellflower Dr
Subject Property Address OR Bylaw Number:	6191/6211 Bellflower Dr re-zoning application
	<p>Hello, As the proposed plan for 6191/6211 Bellflower includes a provision for a legal suite, there will be a dramatic increase in the need for parking. There is no mention in the application how the parking needs of potentially 3 families will be accommodated. If the street access to the two lots is narrow, perfunctory, overlapping, etc. then the vehicles of the residents will spill out onto the street. There is not much street space in this corner of Bellflower, and parking on the street with sharp corners reduces visibility for vehicles approaching the turn. For the residents in this area, seeing vehicles constantly parked on the street reduces their enjoyment of the sight-lines from their property. Unless the disposition of the proposed structures, location of garages/car ports, and the layout of the driveway access can demonstrate convenient usage of off-street parking, the sub division of the lot must be denied. This area of Richmond - Riverdale, is an area of generally large lots. The proposed sub-division of this property will</p>

Comments:

create two lots of smaller than average size for this neighbourhood. The densification of this section of Richmond (along with the parking issues above) is unjust to the neighbours of these properties. Creating two structures, on small lots, will adversely affect their enjoyment of their property. The proposed rezoning will harm the value of the neighbourhood. Combining the property into one large lot is a more acceptable path for the developer to pursue. I was a former owner of 6211 Bellflower Dr, and when 6191 Bellflower Dr came for sale, I enquired of City Hall about the scenario of me owning both properties, demolishing the duplex, and building two separate houses on the combined property rezoned into two separate lots. A city official assured me this could never happen because the combined property had such a narrow access to the street, it would never meet a bylaw requiring the driveway of each lot to have a certain spacing from each other for their street access. The configuration of the combined lots in relation to the street is such that this requirement could never be met. I trust this will not be another example of regulatory capture just because a developer is now interested in re-zoning the property.