

February 28, 2011

City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

"Priority Post"

Attention Mr. George Duncan
Chief Administrative Officer

Dear Sir:

Re Rezoning Application RZ10-555932
4691, 4731, 4851 Francis Road

We were all shocked and dismayed to learn of the captioned rezoning application. Ours is a long established neighbourhood of single family homes and we are strongly opposed to any request to erode that neighbourhood by revising the zoning.

Our concerns are many:

Just the threat of multifamily zoning on the periphery of the subdivision has undoubtedly already negatively impacted on our property values. You won't be surprised to hear we want to protect those values.

The proposed increase in the number of units or dwellings buildable on the referenced lots will have a materially adverse impact on the quality, character and serenity of our homes and neighbourhood.

The contemplated structures will no doubt erode the privacy and security currently available in our back yards and, indeed, inside our homes.

It seems certain the height and proximity of any multi family project on the properties will reduce the direct sunshine and increase shading in/ on our homes and gardens.

We have observed that developments of this nature often lead to drainage and flooding issues. We already endure soggy yards and cannot afford to see this issue exacerbated.

The proposed thirty to forty residents will bring with them a noticeable increase in the volume of noise, whether it be from their automobiles, stereos, external doors, etc. In our view it is unreasonable to impose that on us.

Additional auto traffic/ parking causes us a good deal of concern. Congestion at the adjacent Railway and Francis intersection is building- to the point that it has recently been necessary to install left turn signals on Francis. We can only conclude the addition of thirty or forty more local vehicles will make that problem worse. Further, it is

proposed vehicle access/ egress to the property will be virtually directly across Francis Road from a main entrance to 4900 Francis Road, the Countryside site. This would dramatically increase the risk of collisions between those traveling East/ West on Francis and those accessing/ exiting the new site and/ or Countryside. It seems unlikely on-site parking will be adequate, particularly for visitors. Since parking is partially restricted on both sides of Francis we would expect additional parking will occur on Lancelot Gate, which street has little space to safely offer.

It has long been our understanding the City's goal is to increase residential density in and around the town centre, which goal is set out in the Official Community Plan ("OCP"). The OCP also indicates Multi Family Residential zoning will generally be restricted to Major Arterial Routes. We, in the community, have all had an opportunity to shape the OCP and buy in to same. The subject proposal is not on a Major Arterial Road and hence is not in compliance with the OCP. Further, the application seems to have the potential to be the "tip of the iceberg" and that is wholly unacceptable to us.

Based on the fact the requested zoning change will seriously erode the quiet and peaceful enjoyment of our homes and as it appears to contravene the OCP, we strongly request the application be declined.

Should you wish to discuss our concerns please contact John Parrott or Carlo Casafrancisco, phone numbers recorded below.

Yours truly,

The Lancelot property owners

cc Mr. Joe Erceg
General Manager
Planning and Development
City of Richmond