To: Planning Committee Meeting of April 5, 2011

c/o John E. Parrott 8960 Lancelot Gate Richmond, B.C. V7C 4S5 604-275-0580

March 21, 2011

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

"Registered Mail"

DW

Mr. Mayor:

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

We are writing to make you aware of the deep concern caused in our neighbourhood by the captioned rezoning application.

Since February 18th, when the sign was posted, neighbourhood opposition has been immediate and overwhelming. We attach copies of a letter already signed by 180 meighbours (eligible voters). This includes all adjacent properties and 70% of the "Lancelot" subdivision. Several of those living in adjacent areas to the West and to the South have also signed on- and we haven't even held a rally yet.

Without exception, we are committed to opposing any change in local zoning. We want our neighbourhood to remain single family residential- as contemplated in the Official Community Plan. While we would be happy to meet with City staff to reinforce our position, we see no value in meeting with a developer to discuss how he might (re)design a multifamily project to make it acceptable to us. Frankly, that can't be done.

We are many citizens of the City of Richmond and we would like you to tell us (yes/no) if you intend to support us rather than a lone Vancouver developer.

Yours truly,

The Petitioners

(enclosures)

cc to Planning Committee

* on file, City Clerk's Office PLN - 7



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 ("QCP"). 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