



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Lot Size Study Feedback Form
Planning and Development Department

Sections 21-4-7 & 22-4-7

Contact 604-276-4121 Fax 604-276-4052

To ensure that your response is valid, please fill in the following:

Name: CRAIG HUGHES Address in Study Area: 8471 FAIRHURST ROAD

Please indicate whether you are a;

☒ Property Owner

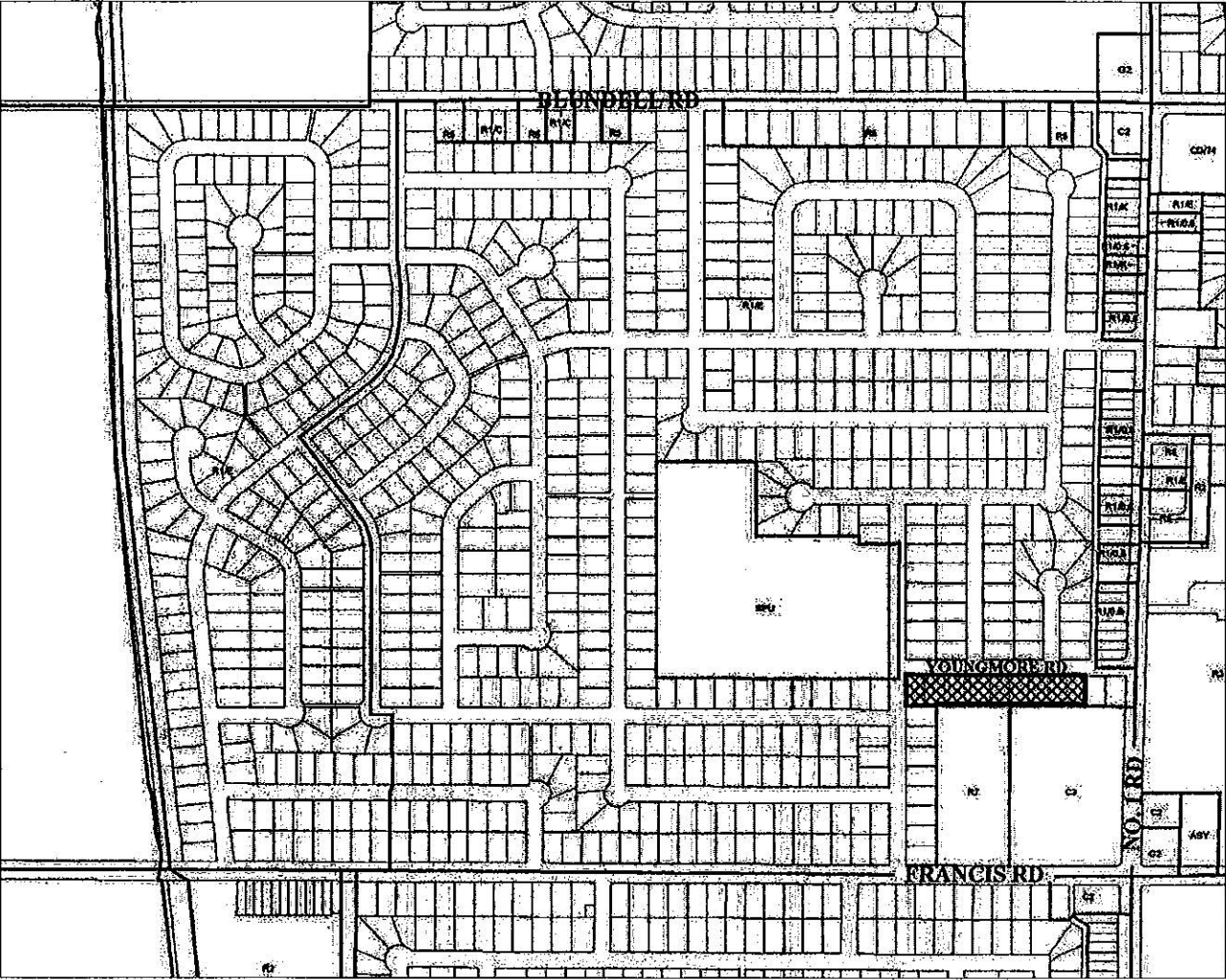
☐ Resident

Please review each of the following questions and indicate your preferences in each of the following questions by placing an "X" in one of the following boxes.

Question 1:

I am in favour of reducing the minimum lot width along the south side of Youngmore Road to 9 m (up to 9 new lots could be created in this area through this option).

☐ Agree ☒ Disagree



Comments

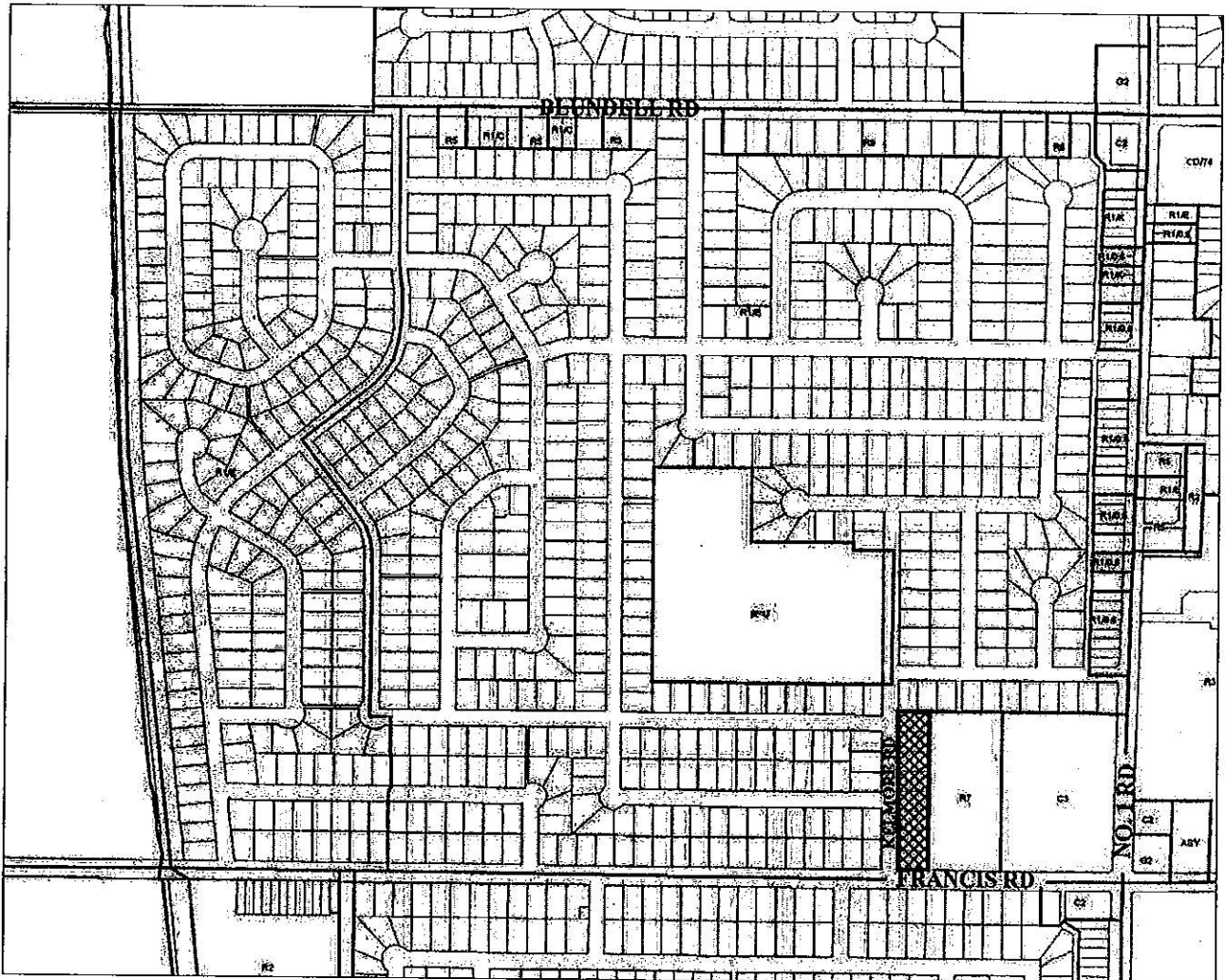
THIS IS A MAIN WALKWAY TO THE SCHOOL AND TO THE SEAFAIR MALL - THERE WOULD BE INCREASED TRAFFIC, PARKED CARS AND POTENTIAL FOR ACCIDENTS. I STRONGLY DISAGREE.

Question 2:

I am in favour of reducing the minimum lot width in this area along the east side of Kelmore Road to 9 m (up to 8 new lots could be created in this area through this option).

☐ Agree

☒ Disagree



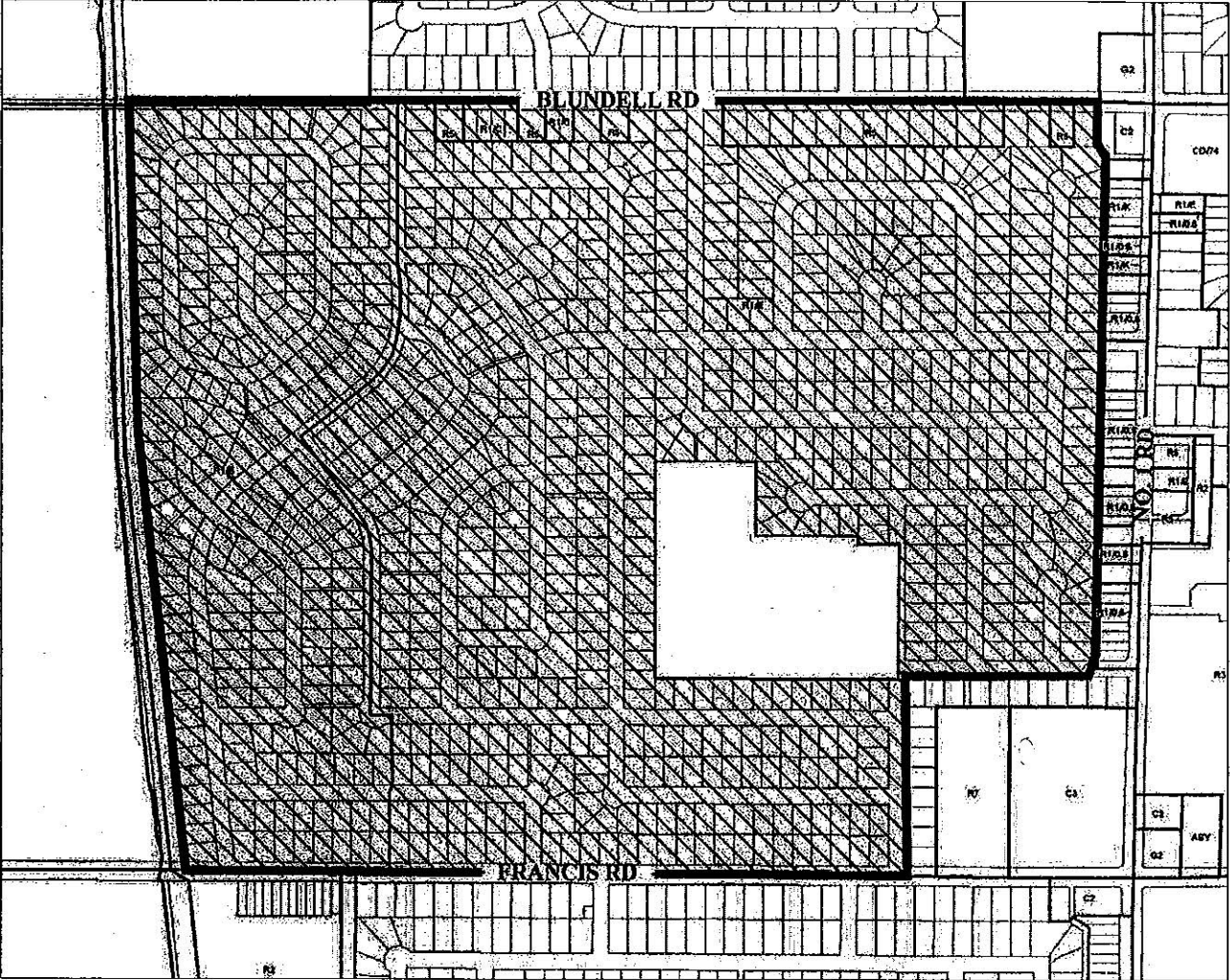
Comments

THIS IS TOTALLY AGAINST THE CHARACTER OF THE
AREA AND BE THE START OF THE END OF THE
WHOLE NEIGHBOURHOOD.

Question 3:

I am in favour of keeping the minimum lot width in the rest of the quarter sections 18 m wide (current R1/E zone be maintained and no development potential for the next 5 years).

☒ Agree ☐ Disagree

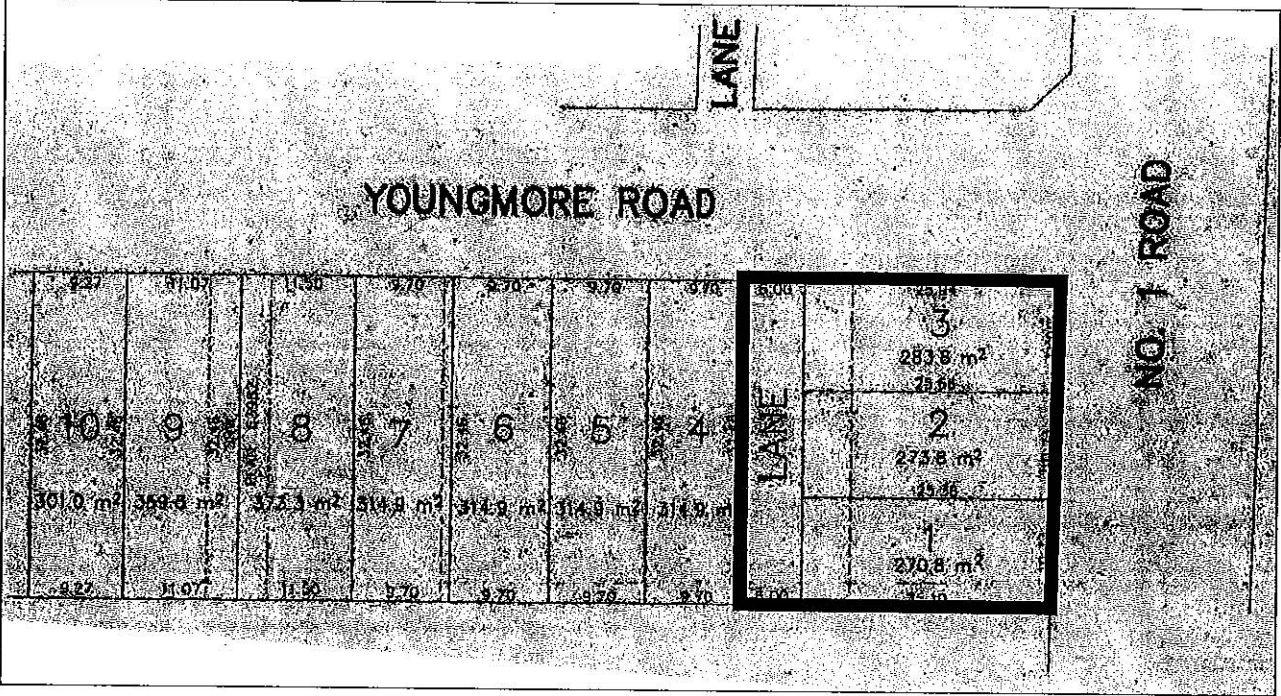


Comments
THERE IS NO REASON TO CHANGE THE DENSITY
OF THIS AREA ~~ANY~~.

Question 4:

I am in favour of the proposed development application to rezone a portion of 3900 / 3920 / 3940 / 3960 / 3980 Youngmore Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)" to permit development of three (3) lots fronting onto No. 1 Road with vehicle access from a new lane off Youngmore Road under the provision of the Land Establishment & Arterial Road Redevelopment Policy in the Official Community Plan (OCP).

☐ Agree ☒ Disagree



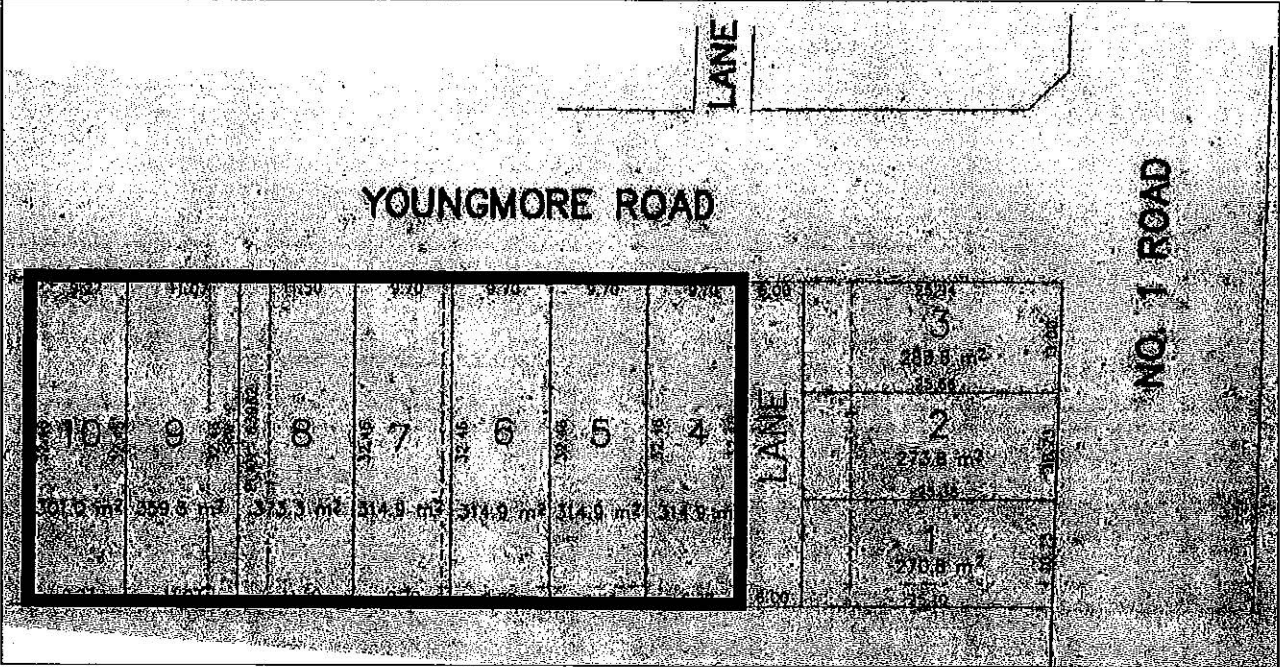
Comments

THE LANE IS JUST AN INVITATION FOR PEOPLE TO CUT THROUGH TO THE MALL, GRAFFITI, GARBAGE AND OTHER PROBLEMS.

Question 5:

I am in favour of the proposed development application to rezone a portion of 3900 / 3920 / 3940 / 3960 / 3980 Youngmore Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area A (R1/A)” to permit development of seven (7) lots fronting onto Youngmore Road.

☐ Agree ☒ Disagree



Comments

Additional comments

Please feel free to provide any other comments or suggestions below.

THE DEVELOPMENT OF RICHMOND IS
ALREADY HAPPENING FASTER THAN THE
INFRASTRUCTURE CAN STAND. PLEASE DO
NOT ALLOW THIS DEVELOPMENT TO
HAPPEN.

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For Translation Assistance: 如閣下需要中文翻譯服務
請與中僑互助會聯絡
電話：604-279-7180

ਪੰਜਾਬੀ ਵਿੱਚੋਂ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਲਈ ਰਿਚਮੰਡ
ਮਲਟੀਕਲਚਰਲ ਕਨਸਰਨਜ਼ ਸੋਸਾਇਟੀ ਵਿਖੇ
604-279-7160 'ਤੇ ਫੋਨ ਕਰੋ



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To ensure that your response is valid, please fill in the following:

Name: WALTER STIENR Address in Study Area: 8931 BAIRDMOES CR

Please indicate whether you are a;

☒ Property Owner

☒ Resident

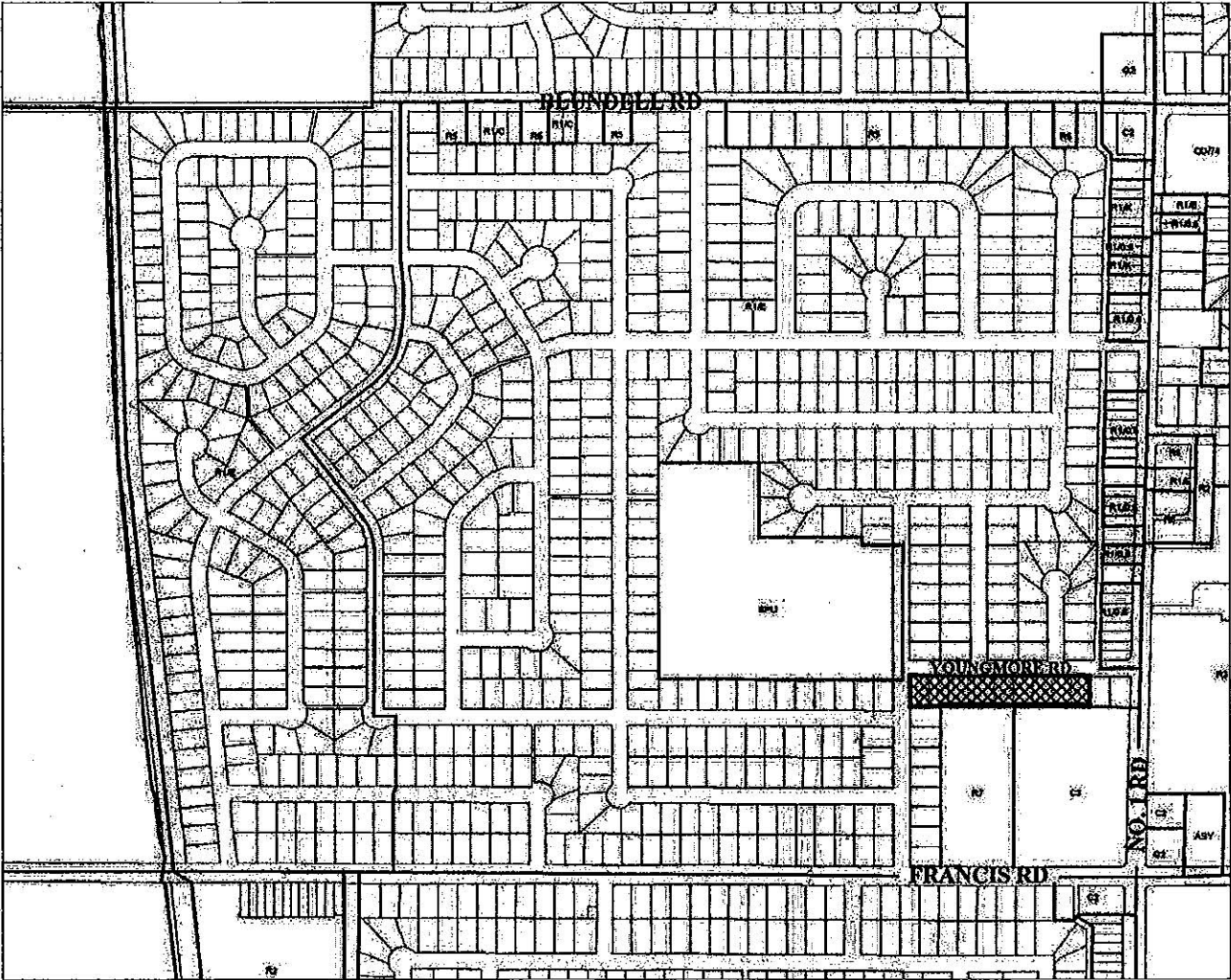
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Question 1:

I am in favour of reducing the minimum lot width along the south side of Youngmore Road to 9 m (up to 9 new lots could be created in this area through this option).

☐ Agree

☒ Disagree



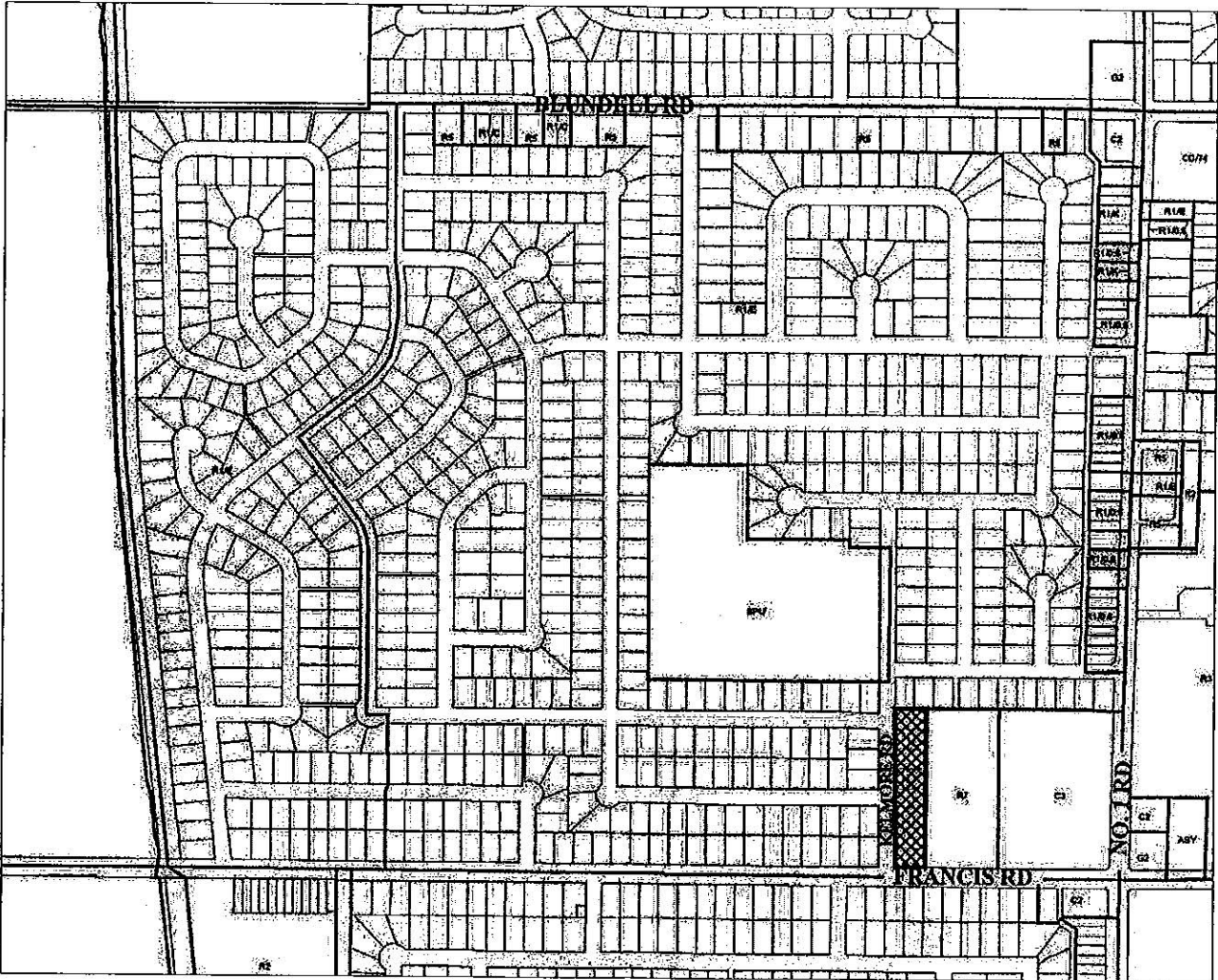
Comments

Question 2:

I am in favour of reducing the minimum lot width in this area along the east side of Kelmore Road to 9 m (up to 8 new lots could be created in this area through this option).

☐ Agree

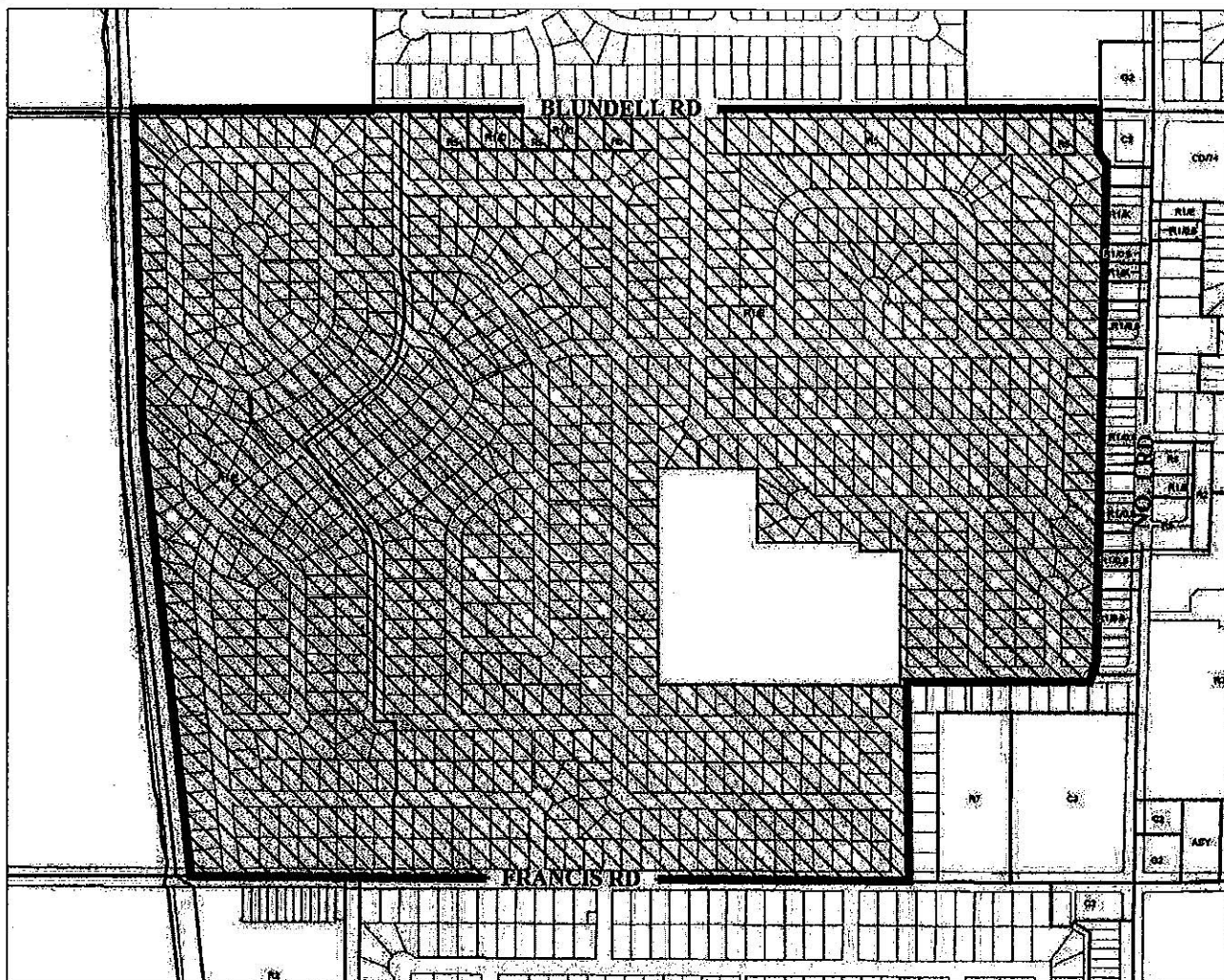
☒ Disagree



Comments

Question 3:

I am in favour of keeping the minimum lot width in the rest of the quarter sections 18 m wide (current R1/E zone be maintained and no development potential for the next 5 years).

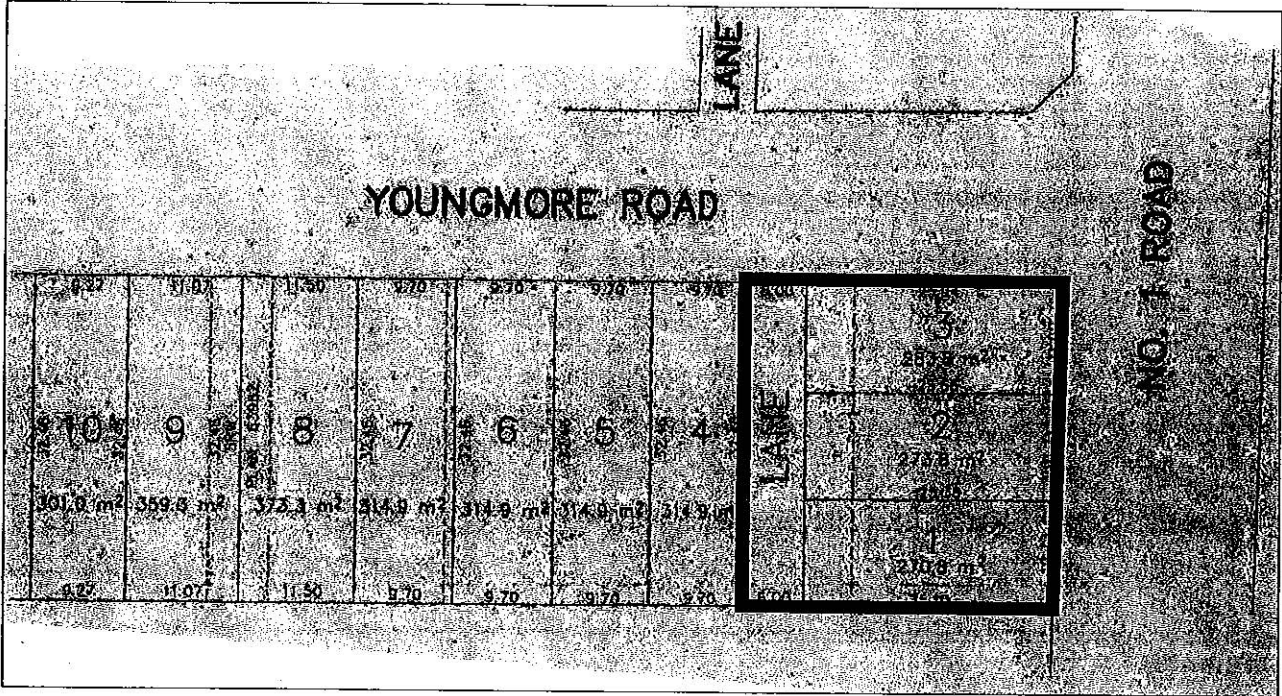
☒ Agree Disagree

Comments

Question 4:

I am in favour of the proposed development application to rezone a portion of 3900 / 3920 / 3940 / 3960 / 3980 Youngmore Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District (R1-0.6)” to permit development of three (3) lots fronting onto No. 1 Road with vehicle access from a new lane off Youngmore Road under the provision of the Land Establishment & Arterial Road Redevelopment Policy in the Official Community Plan (OCP).

☐ Agree ☒ Disagree

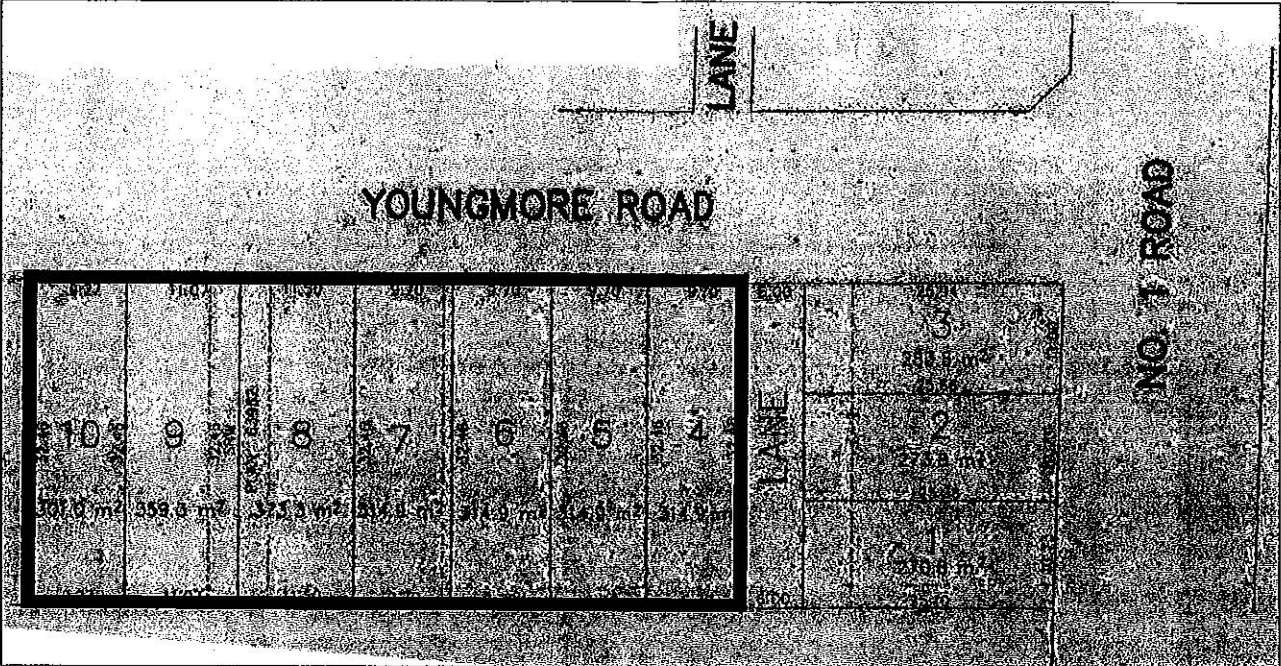


Comments

Question 5:

I am in favour of the proposed development application to rezone a portion of 3900 / 3920 / 3940 / 3960 / 3980 Youngmore Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area A (R1/A)” to permit development of seven (7) lots fronting onto Youngmore Road.

☐ Agree ☒ Disagree



Comments

Additional comments

Please feel free to provide any other comments or suggestions below.

I SPECIFICALLY MOVED TO THIS AREA IN
1983 BECAUSE IT AFFORDED ME THE OPPORTUNITY
TO LIVE IN RICHMOND, CLOSE TO WORK, IN
A DESIRABLE AREA, WHERE I COULD HAVE A
DECENT SIZED HOUSE AND STILL HAVE A LARGE
BACK YARD FOR CHILDREN. THIS PROPOSAL
WILL SERVE AS A PRECEDENT TO DESTROY THIS.

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ਮਲਟੀਕਲਚਰਲ ਕਨਸਰਨਜ਼ ਸੋਸਾਇਟੀ ਵਿਖੇ
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To ensure that your response is valid, please fill in the following:

Name: BERTRAND MAYER Address in Study Area: 8600 SEAFAIR DR.

Please indicate whether you are a;

☒ Property Owner

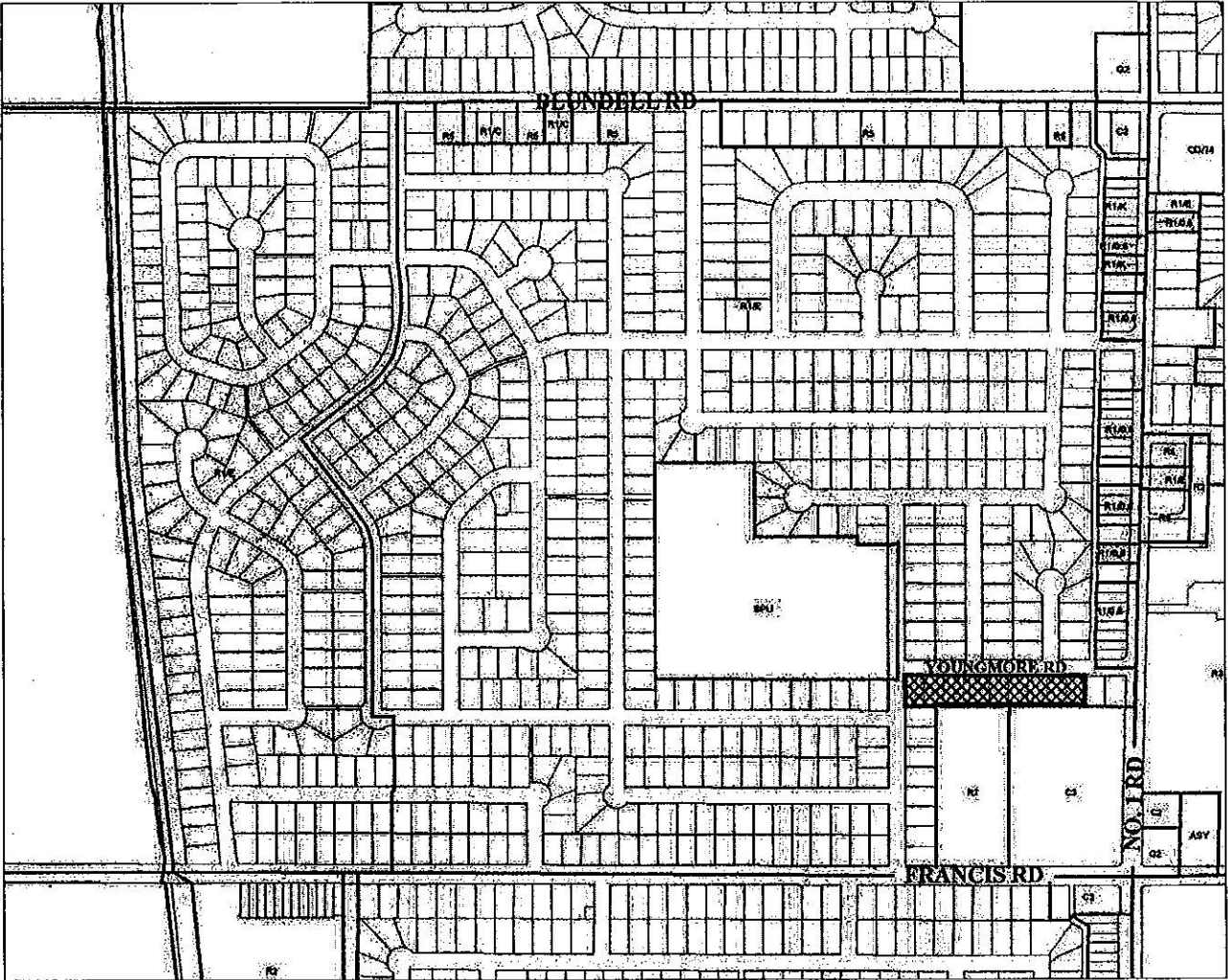
☒ Resident

Please review each of the following questions and indicate your preferences in each of the following questions by placing an "X" in one of the following boxes.

Question 1:

I am in favour of reducing the minimum lot width along the south side of Youngmore Road to 9 m (up to 9 new lots could be created in this area through this option).

☐ Agree ☒ Disagree



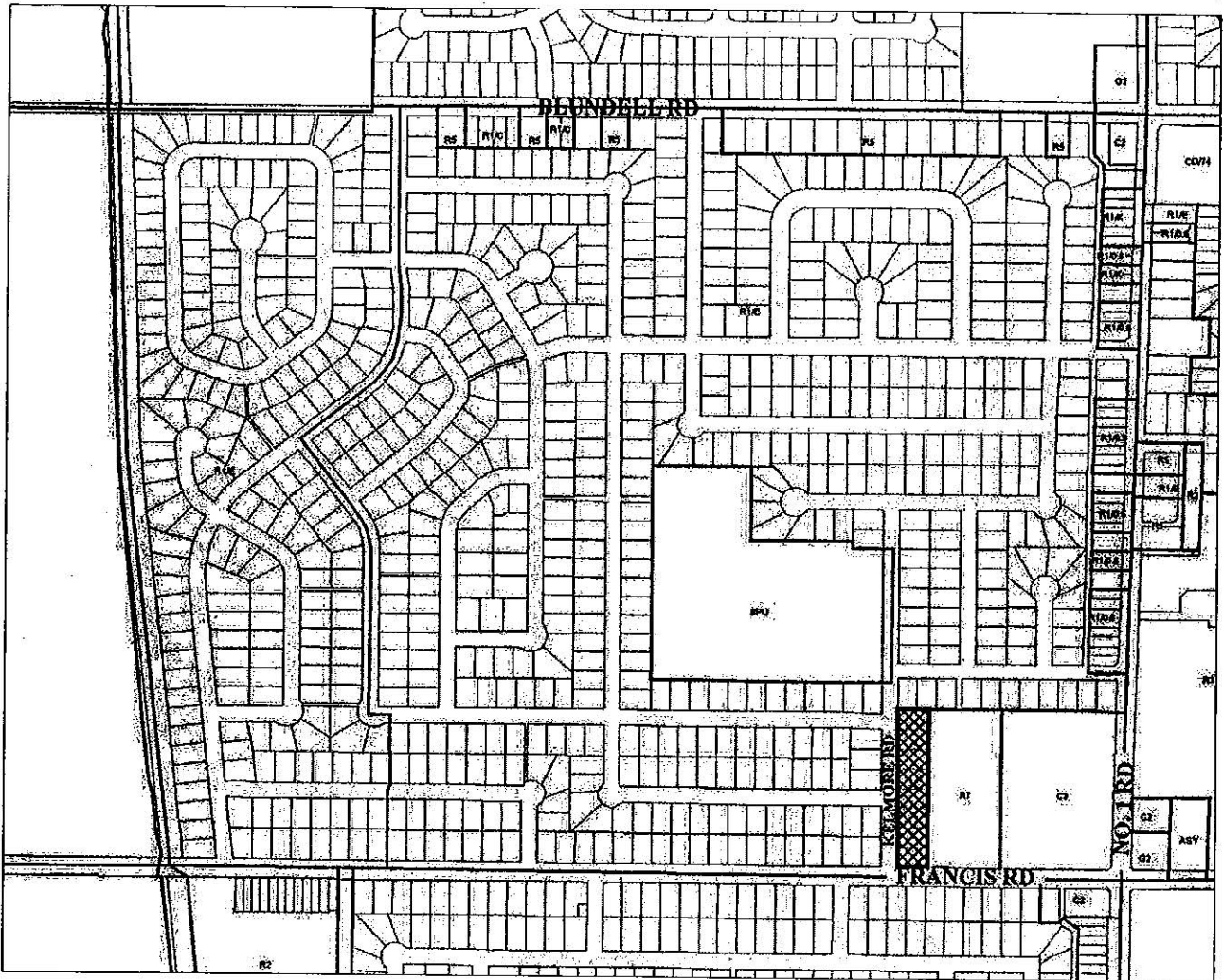
Comments

I want no change to existing zoning.

Question 2:

I am in favour of reducing the minimum lot width in this area along the east side of Kelmores Road to 9 m (up to 8 new lots could be created in this area through this option).

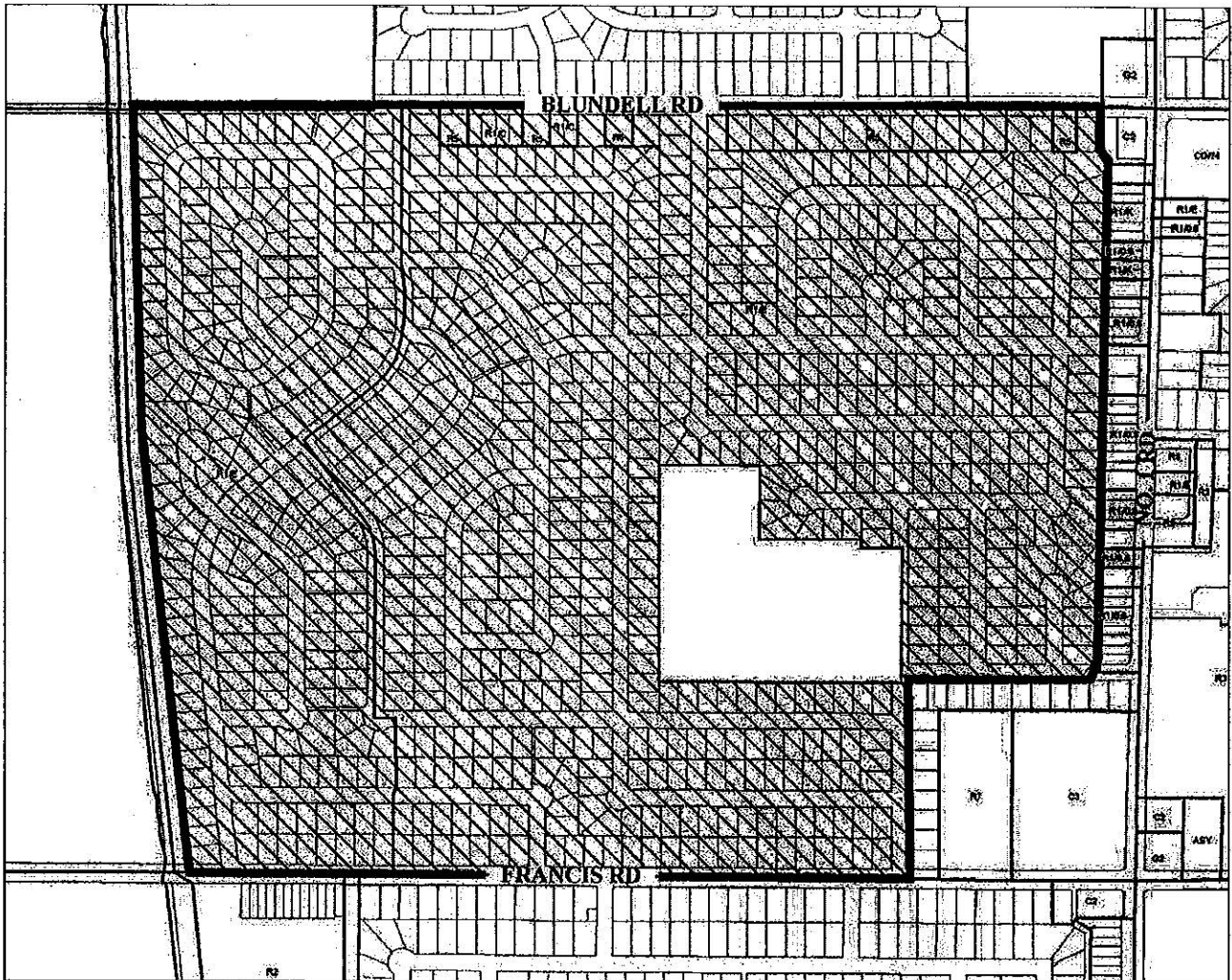
☐ Agree ☒ Disagree



Comments

I want no change to existing zoning.

I am in favour of keeping the minimum lot width in the rest of the quarter sections 18 m wide (current R1/E zone be maintained and no development potential for the next 5 years).

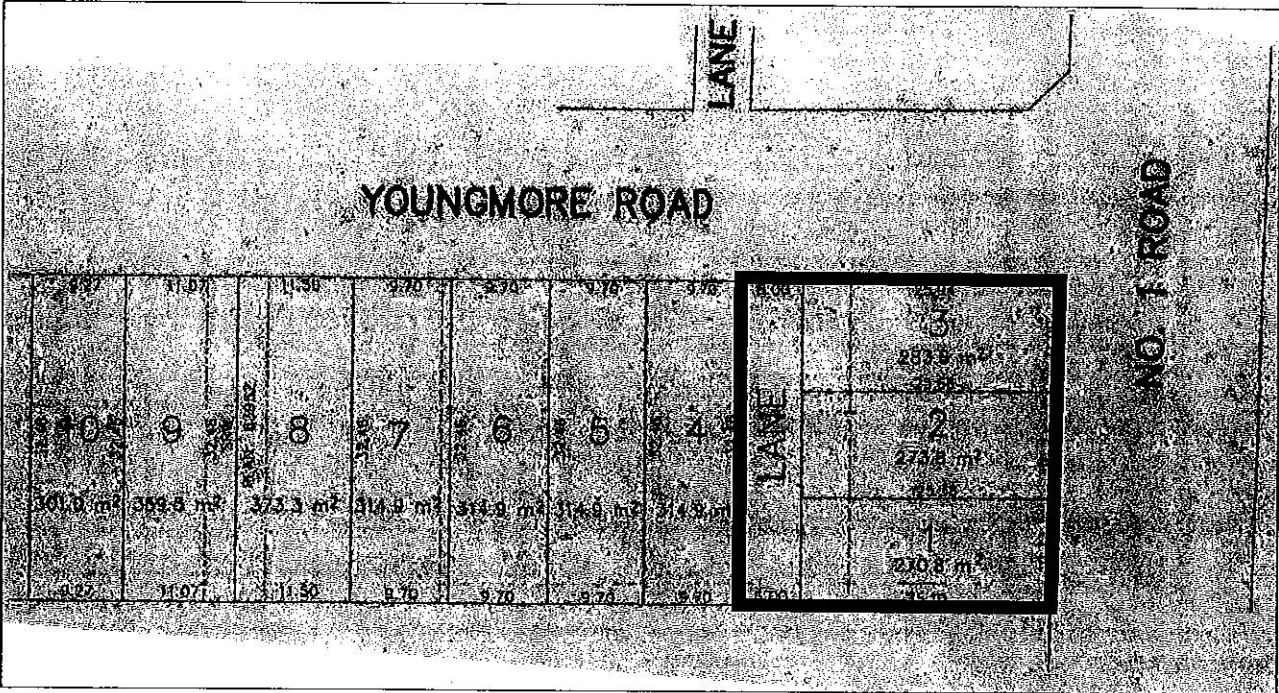
☐ Disagree

For the next 5 years and beyond

Question 4:

I am in favour of the proposed development application to rezone a portion of 3900 / 3920 / 3940 / 3960 / 3980 Youngmore Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)" to permit development of three (3) lots fronting onto No. 1 Road with vehicle access from a new lane off Youngmore Road under the provision of the Land Establishment & Arterial Road Redevelopment Policy in the Official Community Plan (OCP).

☐ Agree ☒ Disagree



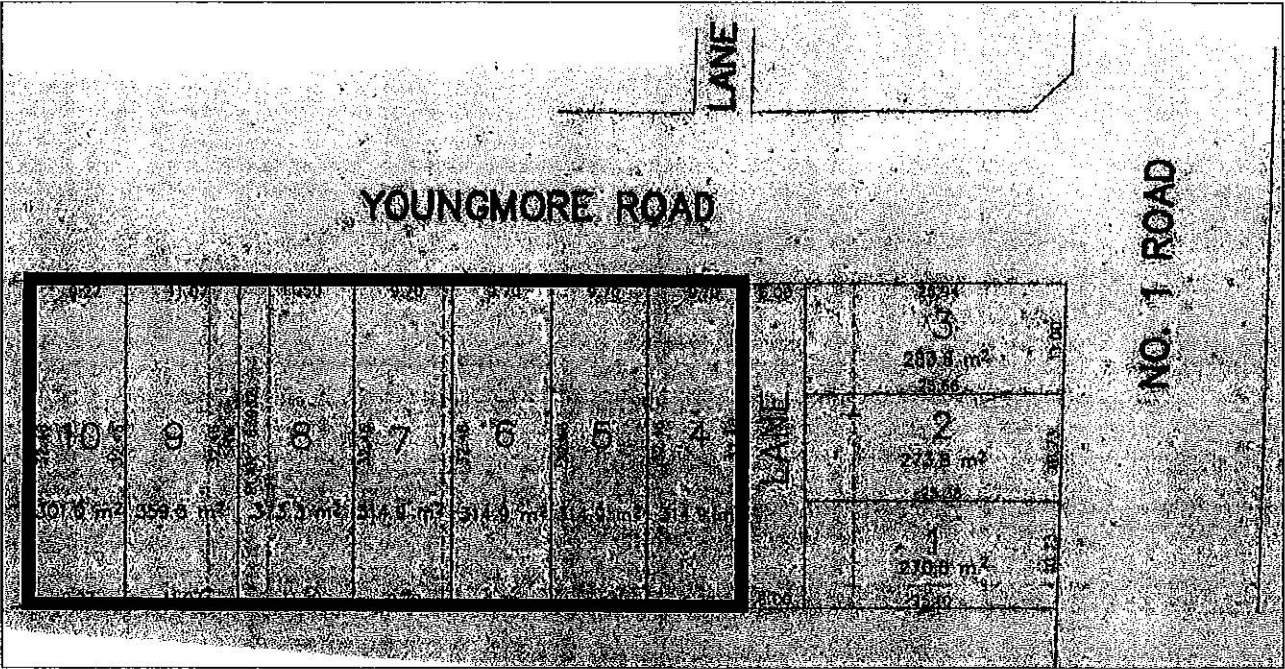
Comments

No change to existing zoning

Question 5:

I am in favour of the proposed development application to rezone a portion of 3900 / 3920 / 3940 / 3960 / 3980 Youngmore Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area A (R1/A)” to permit development of seven (7) lots fronting onto Youngmore Road.

☐ Agree ☒ Disagree



Comments

No change to existing zoning!

Additional comments

Please feel free to provide any other comments or suggestions below.

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Planning and Development Department

Sections 21-4-7 & 22-4-7

Contact 604-276-4121 Fax 604-276-4052

To ensure that your response is valid, please fill in the following:

Name: ARIF RAHEMTULLA Address in Study Area: 8751 SEAFAR DR

Please indicate whether you are a;

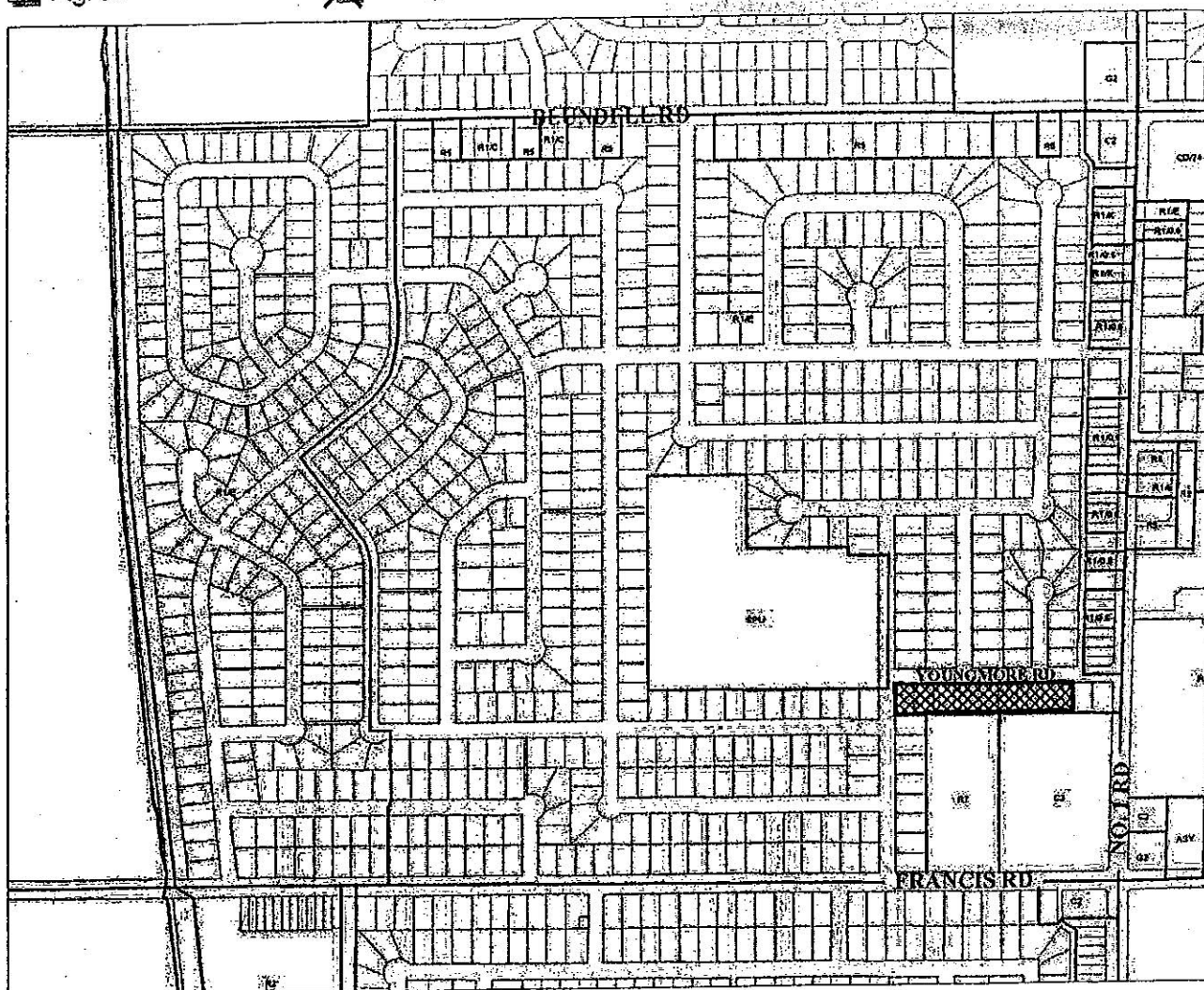
☒ Property Owner

☐ Resident

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Question 1:

I am in favour of reducing the minimum lot width along the south side of Youngmore Road to 9 m (up to 9 new lots could be created in this area through this option).

☐ Agree☒ Disagree

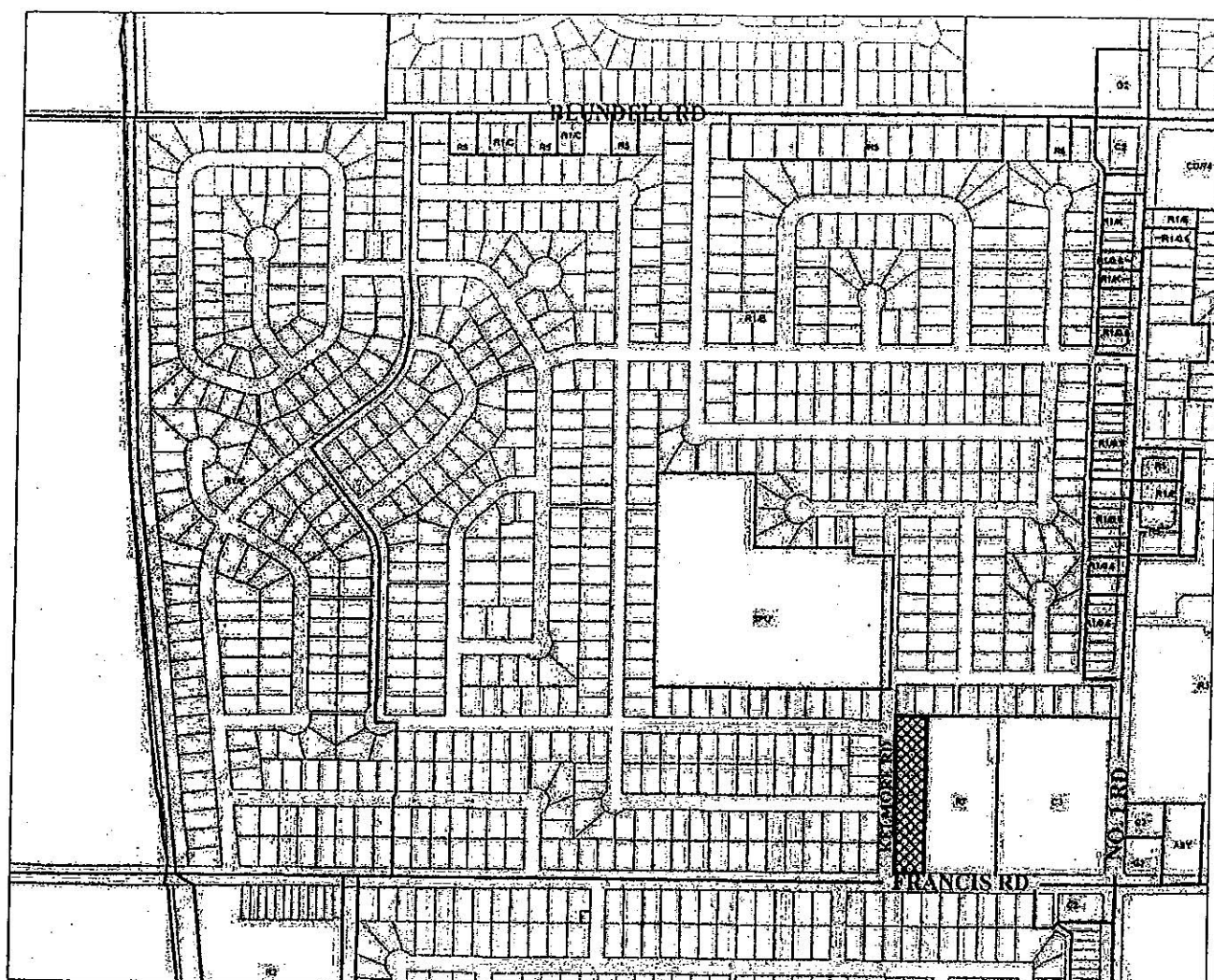
Comments

Question 2:

I am in favour of reducing the minimum lot width in this area along the east side of Kelmore Road to 9 m (up to 8 new lots could be created in this area through this option).

☐ Agree

☒ Disagree



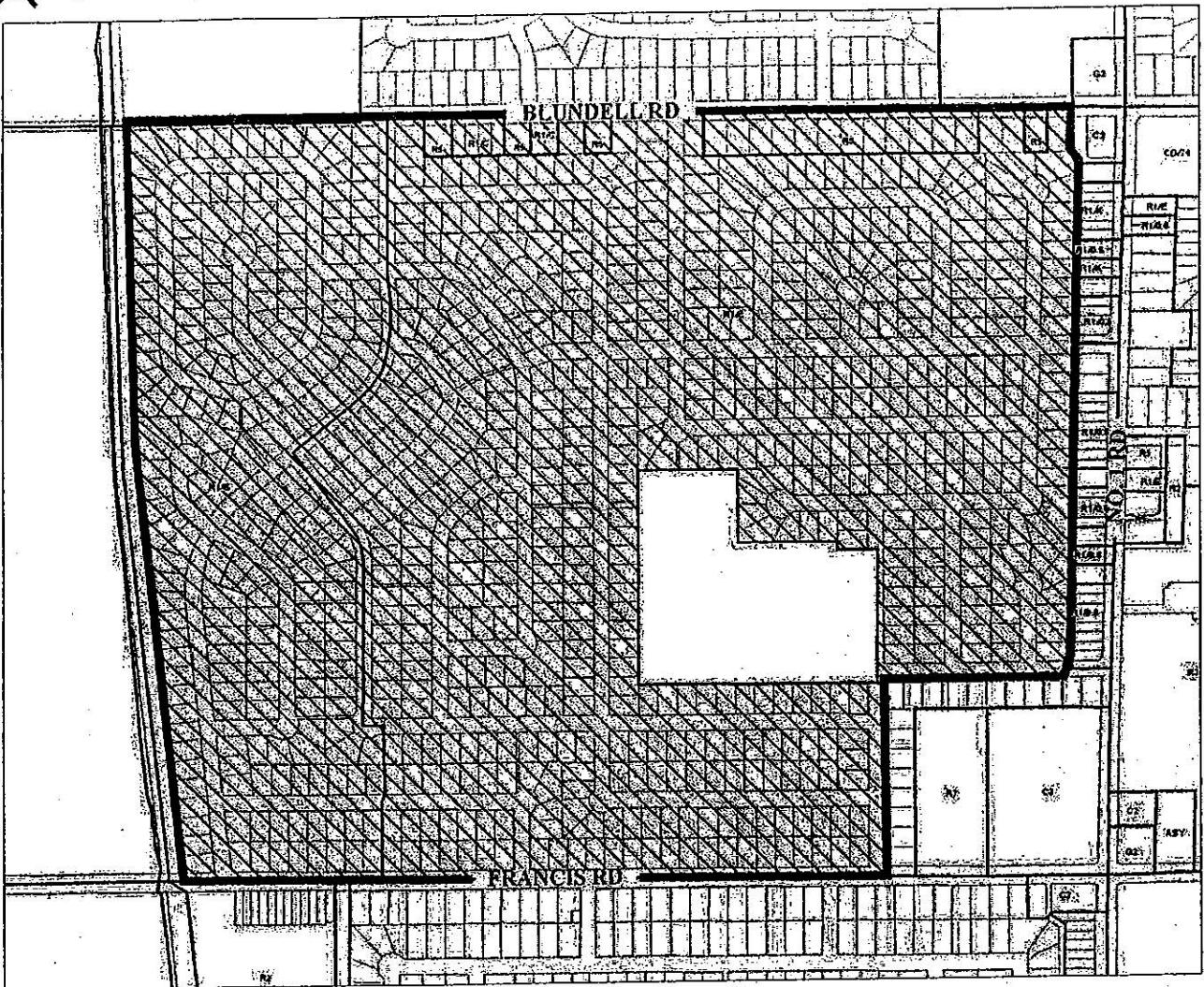
Comments

Question 3:

I am in favour of keeping the minimum lot width in the rest of the quarter sections 18 m wide (current R1/E zone be maintained and no development potential for the next 5 years).

☒ Agree

☐ Disagree



Comments

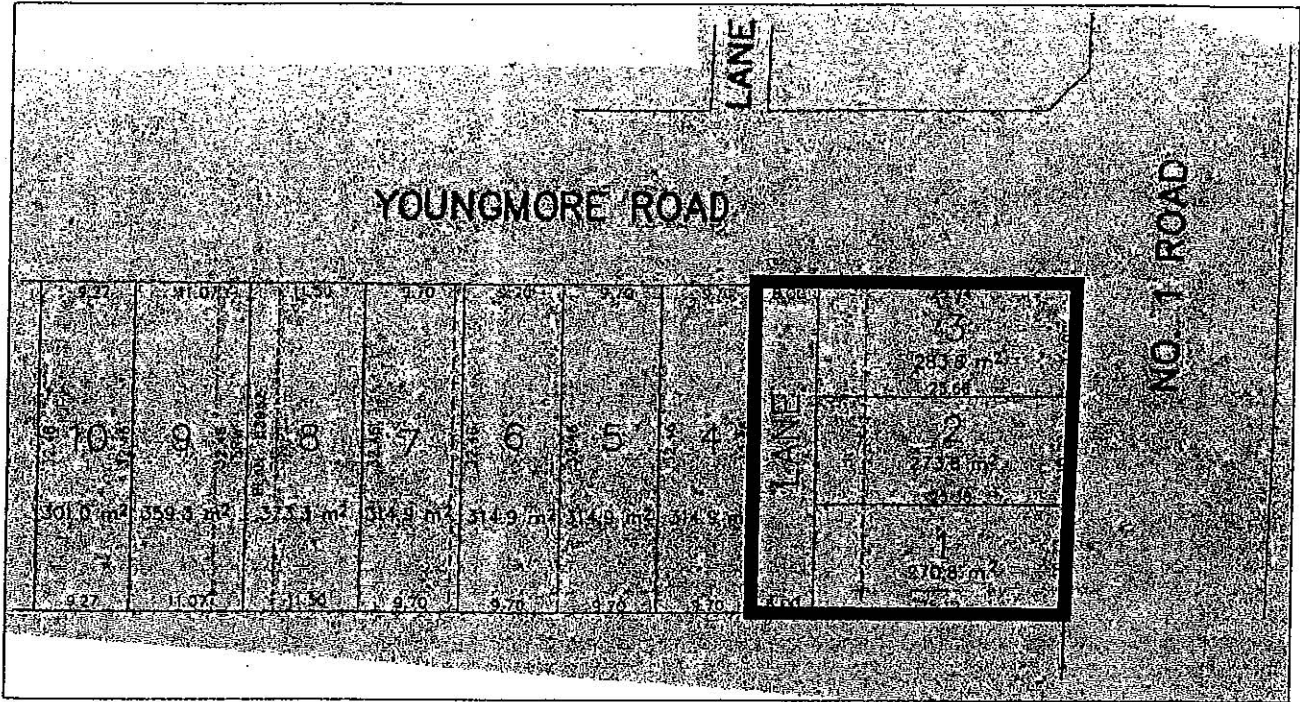
ANY CHANGE (REDUCTION) WILL NEGATIVELY IMPACT THIS NEIGHBORHOOD AND THE COMMUNITY. THE CHARACTER OF THIS AREA WOULD CHANGE DRAMATICALLY FOR THE WORSE. THERE WOULD BE AN EXTENDED PERIOD OF TIME ON NEW CONSTRUCTION AND UNACCEPTABLE FRAGMENTATION OF THE CHARACTER OF THE TYPE OF HOMES.

Question 4:

I am in favour of the proposed development application to rezone a portion of 3900 / 3920 / 3940 / 3960 / 3980 Youngmore Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)" to permit development of three (3) lots fronting onto No. 1 Road with vehicle access from a new lane off Youngmore Road under the provision of the Land Establishment & Arterial Road Redevelopment Policy in the Official Community Plan (OCP).

☐ Agree

☒ Disagree



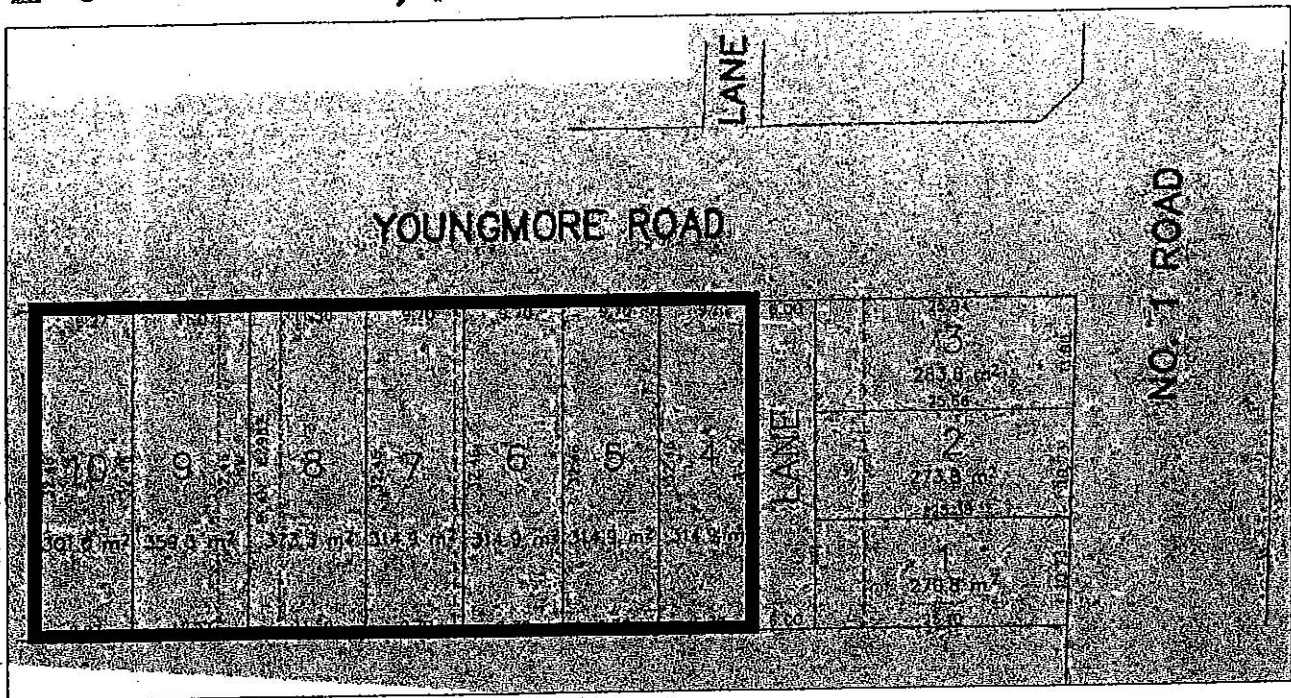
Comments

Question 5:

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☐ Agree

☒ Disagree



Comments

Additional comments

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Sections 21-4-7 & 22-4-7

Contact 604-276-4121 Fax 604-276-4052

To ensure that your response is valid, please fill in the following:

Name: RAHMA RAHMANULLA Address in Study Area: 8580 FAIRDELL CR.

Please indicate whether you are a;

☐ Property Owner

☒ Resident

Please review each of the following questions and indicate your preferences in each of the following questions by placing an "X" in one of the following boxes.

Question 1:

I am in favour of reducing the minimum lot width along the south side of Youngmore Road to 9 m (up to 9 new lots could be created in this area through this option).

☐ Agree ☒ Disagree



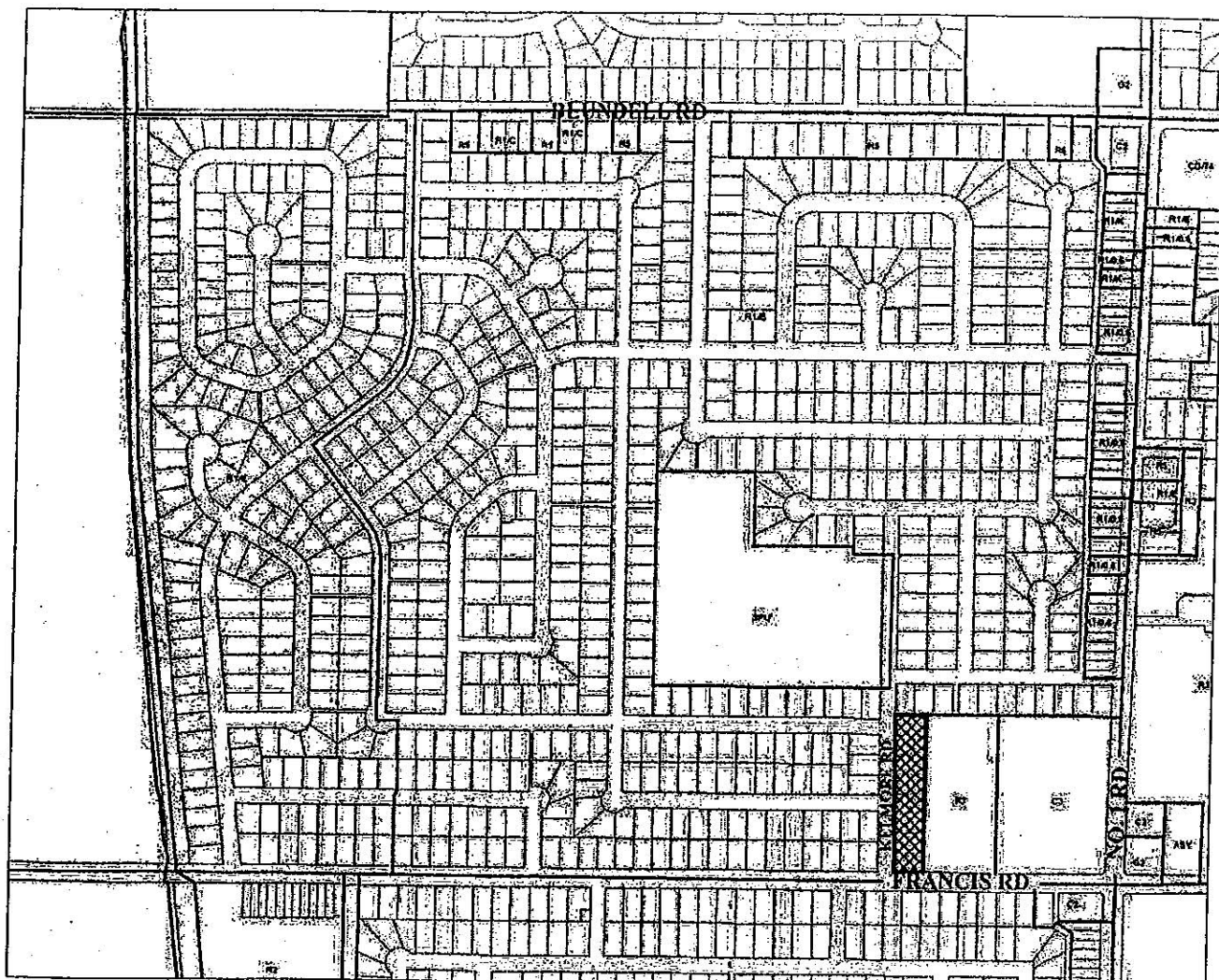
Comments

Question 2:

I am in favour of reducing the minimum lot width in this area along the east side of Kelmore Road to 9 m (up to 8 new lots could be created in this area through this option).

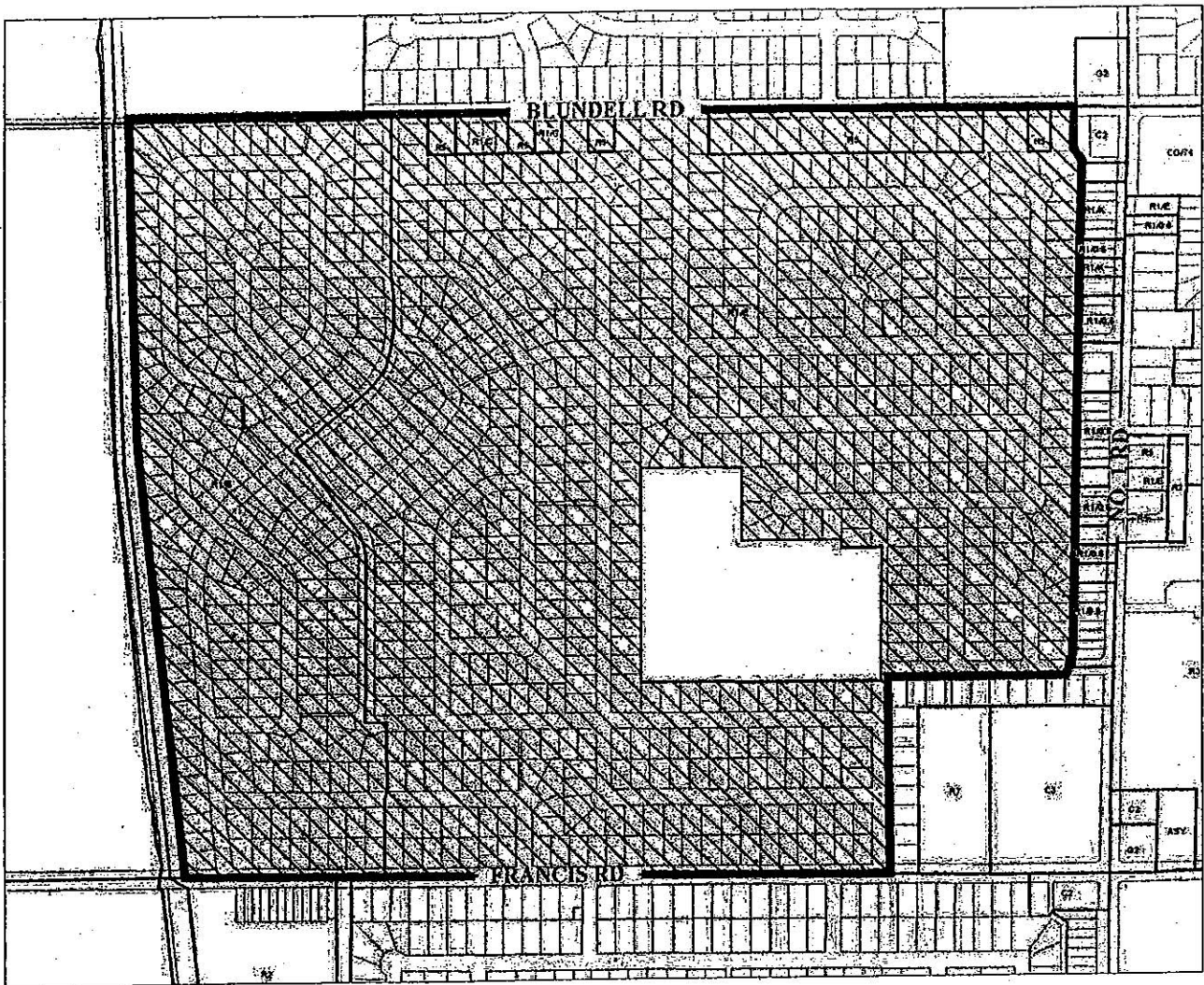
☐ Agree

☒ Disagree



Comments

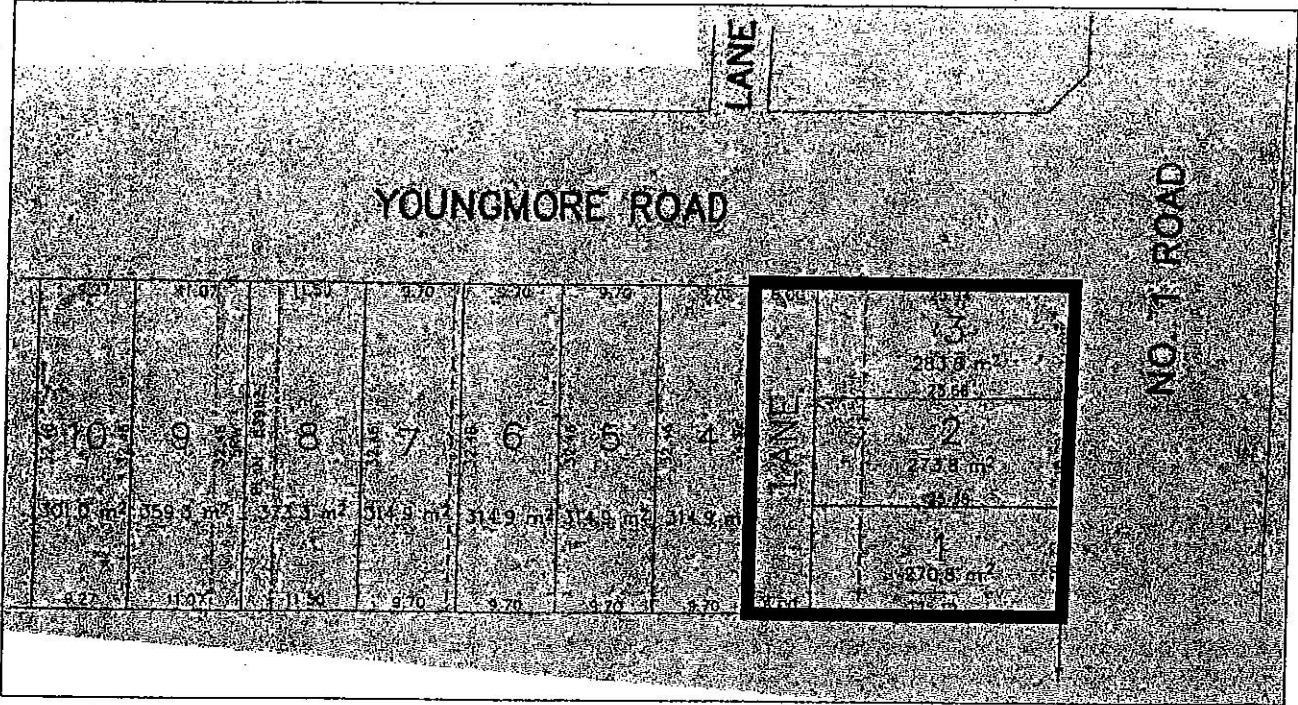
I am in favour of keeping the minimum lot width in the rest of the quarter sections 18 m wide (current R1/E zone be maintained and no development potential for the next 5 years).

☐ Disagree

Question 4:

I am in favour of the proposed development application to rezone a portion of 3900 / 3920 / 3940 / 3960 / 3980 Youngmore Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)" to permit development of three (3) lots fronting onto No. 1 Road with vehicle access from a new lane off Youngmore Road under the provision of the Land Establishment & Arterial Road Redevelopment Policy in the Official Community Plan (OCP).

☐ Agree ☒ Disagree

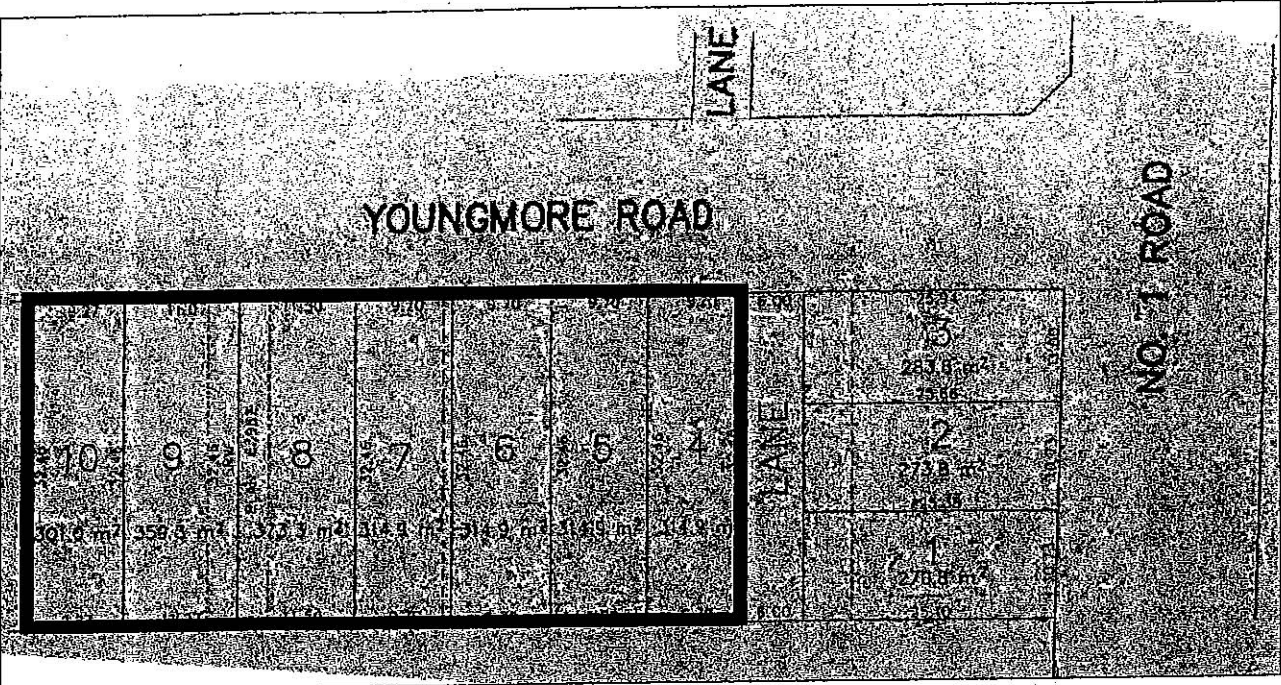


Comments

Question 5:

I am in favour of the proposed development application to rezone a portion of 3900 / 3920 / 3940 / 3960 / 3980 Youngmore Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)" to permit development of seven (7) lots fronting onto Youngmore Road.

☐ Agree ☒ Disagree



Comments

Additional comments

Please feel free to provide any other comments or suggestions below.

DO NOT SUPPORT A CHANGE IN REDUCING
PREVAILING MINIMUM LOT WIDTHS IN THE
STUDY AREA

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To ensure that your response is valid, please fill in the following:

Name: Duncan Reid Address in Study Area: 8471 Fairfax Cres.

Please indicate whether you are a;

☒ Property Owner

☐ Resident

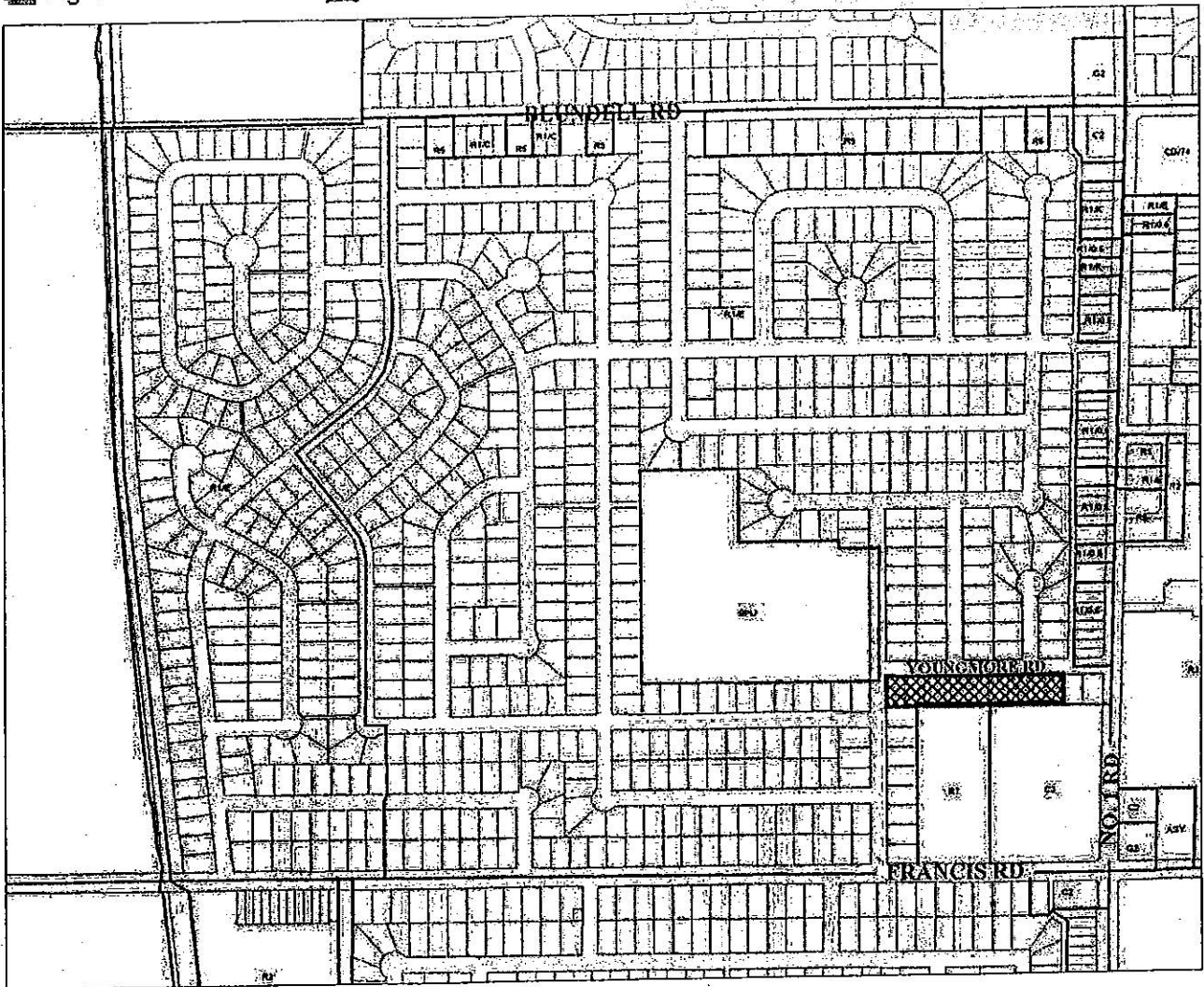
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Question 1:

I am in favour of reducing the minimum lot width along the south side of Youngmore Road to 9 m (up to 9 new lots could be created in this area through this option).

☐ Agree

☒ Disagree



Comments

Because it sets a precedent for future lot size reductions in the Seafair Area

Also these property owners on Youngmore have speculated & let their properties fall into disrepair. They should not be allowed to benefit from this.

Question 2:

I am in favour of reducing the minimum lot width in this area along the east side of Kelmore Road to 9 m (up to 8 new lots could be created in this area through this option).

☐ Agree

☒ Disagree



Comments

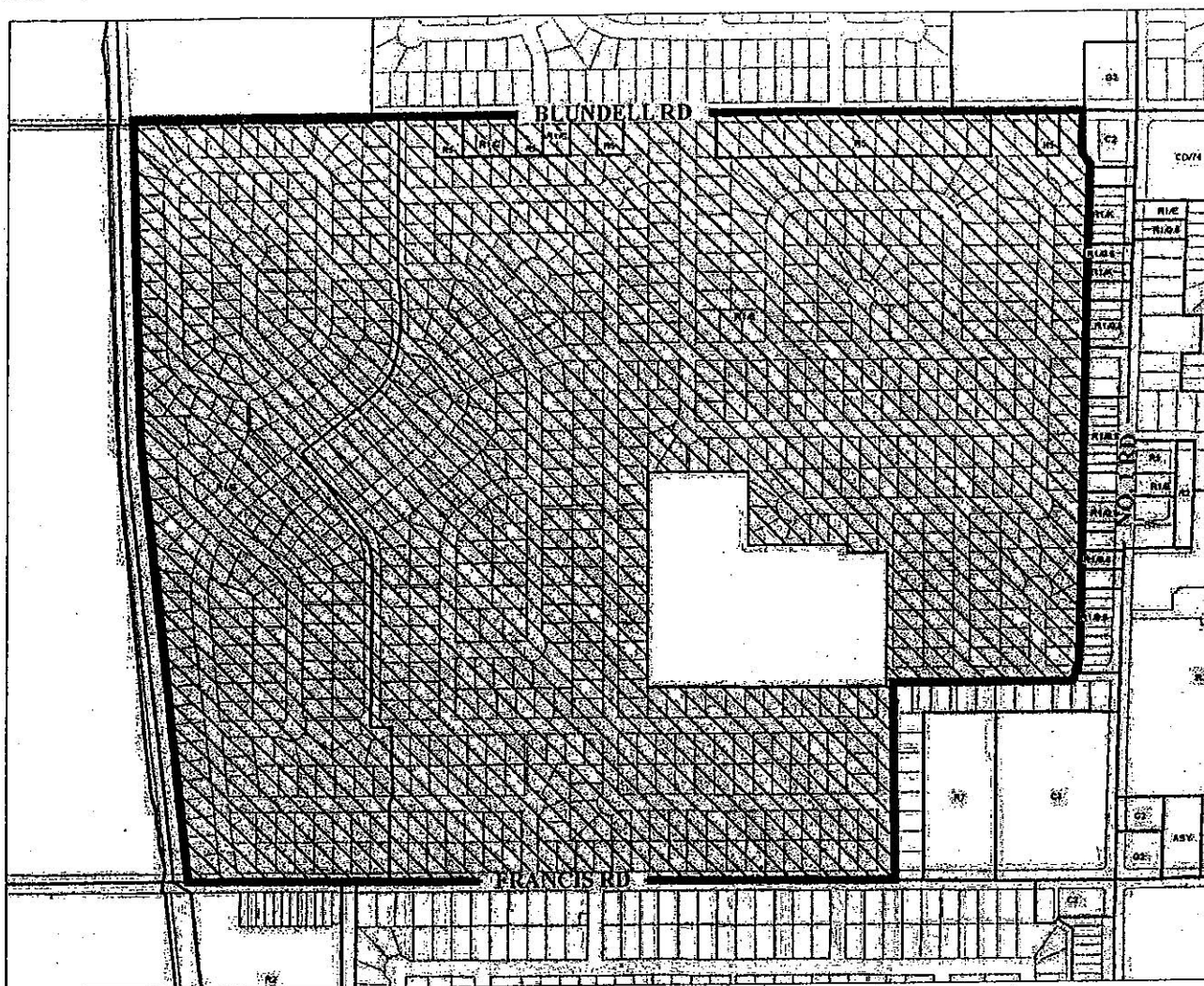
Same reason as question 1 sets a precedent for reducing lot size for whole Seafour Area

Question 3:

I am in favour of keeping the minimum lot width in the rest of the quarter sections 18 m wide (current R1/E zone be maintained and no development potential for the next 5 years).

☒ Agree

☐ Disagree



Comments

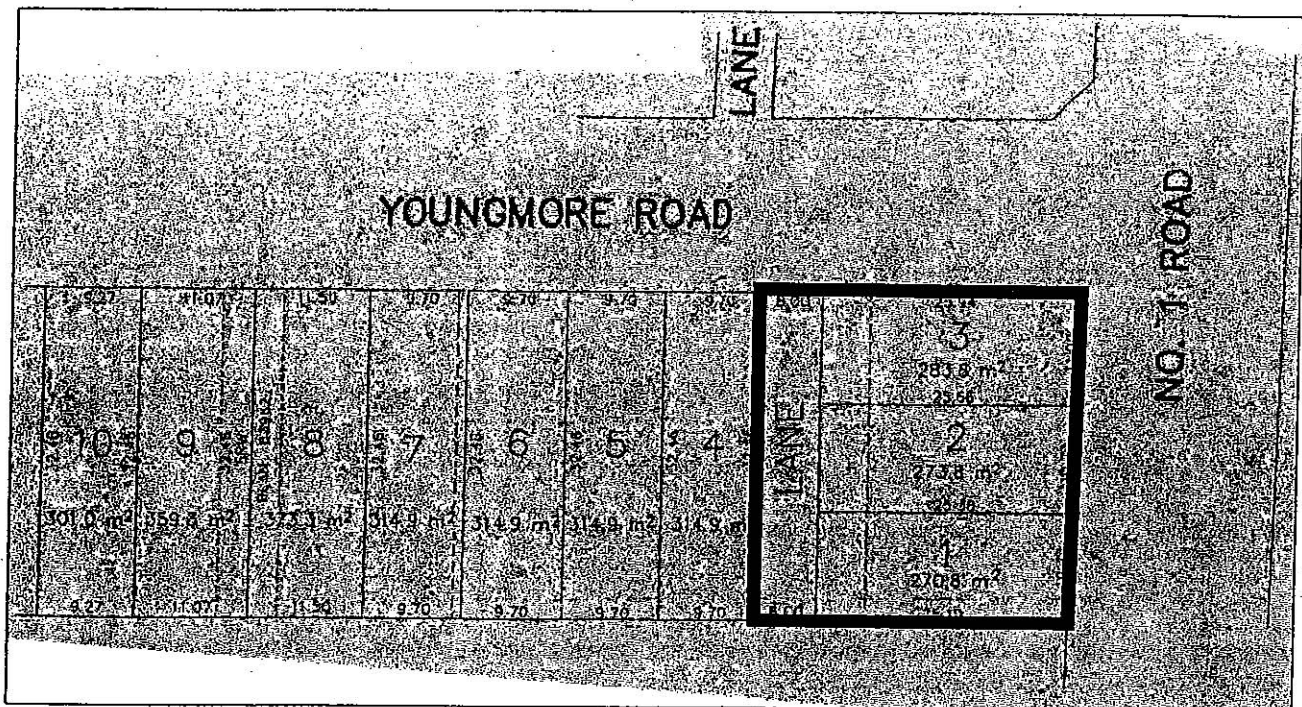
Note agreement to keep current minimum lot sizes but the 5 year minimum is way too short. We need a longer term policy to foster stability in the area & encourage owners to maintain their properties, otherwise we will just see speculators let their properties go down as they did on young ones.

Question 4:

I am in favour of the proposed development application to rezone a portion of 3900 / 3920 / 3940 / 3960 / 3980 Youngmore Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)" to permit development of three (3) lots fronting onto No. 1 Road with vehicle access from a new lane off Youngmore Road under the provision of the Land Establishment & Arterial Road Redevelopment Policy in the Official Community Plan (OCP).

☒ Agree

☐ Disagree



Comments

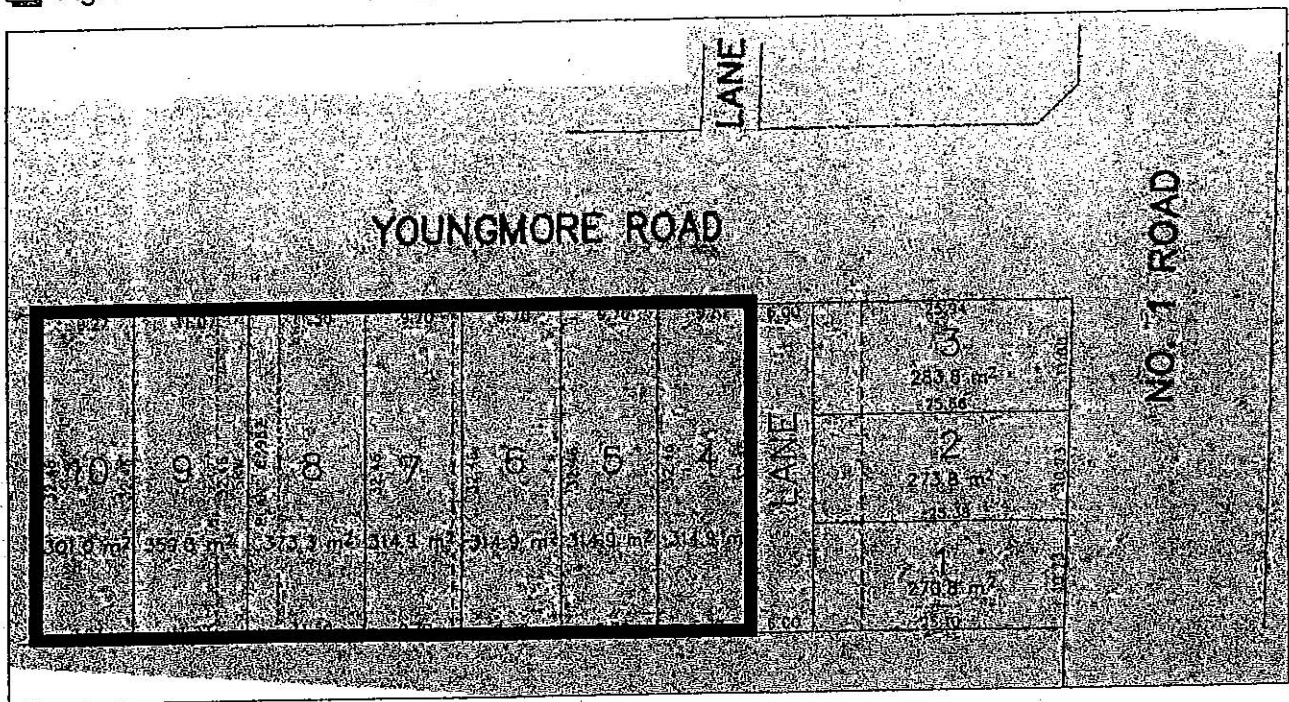
Agree but only to let this small piece fall into line with the rest of # Rd. We still do not agree with the owner benefiting from their strategy of allowing their properties to fall into disrepair

Question 5:

I am in favour of the proposed development application to rezone a portion of 3900 / 3920 / 3940 / 3960 / 3980 Youngmore Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)" to permit development of seven (7) lots fronting onto Youngmore Road.

☐ Agree

☒ Disagree



Comments

This would set a precedent for the whole Fairfax area & benefit \$596 lot owner for speculating & allowing their properties to fall into disrepair

Additional comments

Please feel free to provide any other comments or suggestions below.

Seafair is an established area - one of the
Jewels of Richmond & should be preserved
as such with a long term preservation
policy.

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Lot Size Study Feedback Form
Planning and Development Department

Sections 21-4-7 & 22-4-7

Contact 604-276-4121 Fax 604-276-4052

To ensure that your response is valid, please fill in the following:

Name: Bao Sen Xu Address in Study Area: 3720 VINMOR E

AVE

Please indicate whether you are a;

☒ Property Owner ☐ Resident

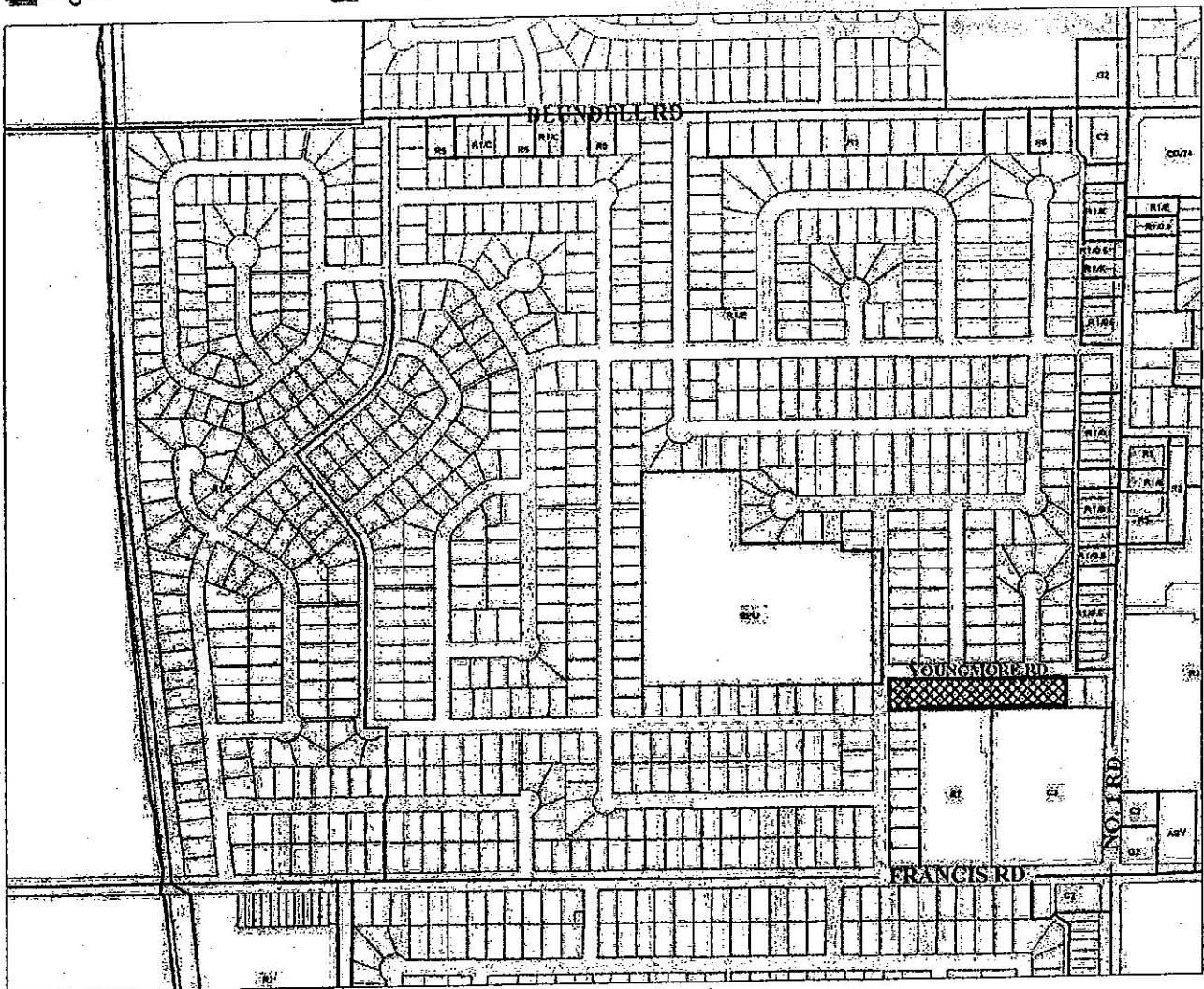
Please review each of the following questions and indicate your preferences in each of the following questions by placing an "X" in one of the following boxes.

Question 1:

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☐ Agree

☒ Disagree

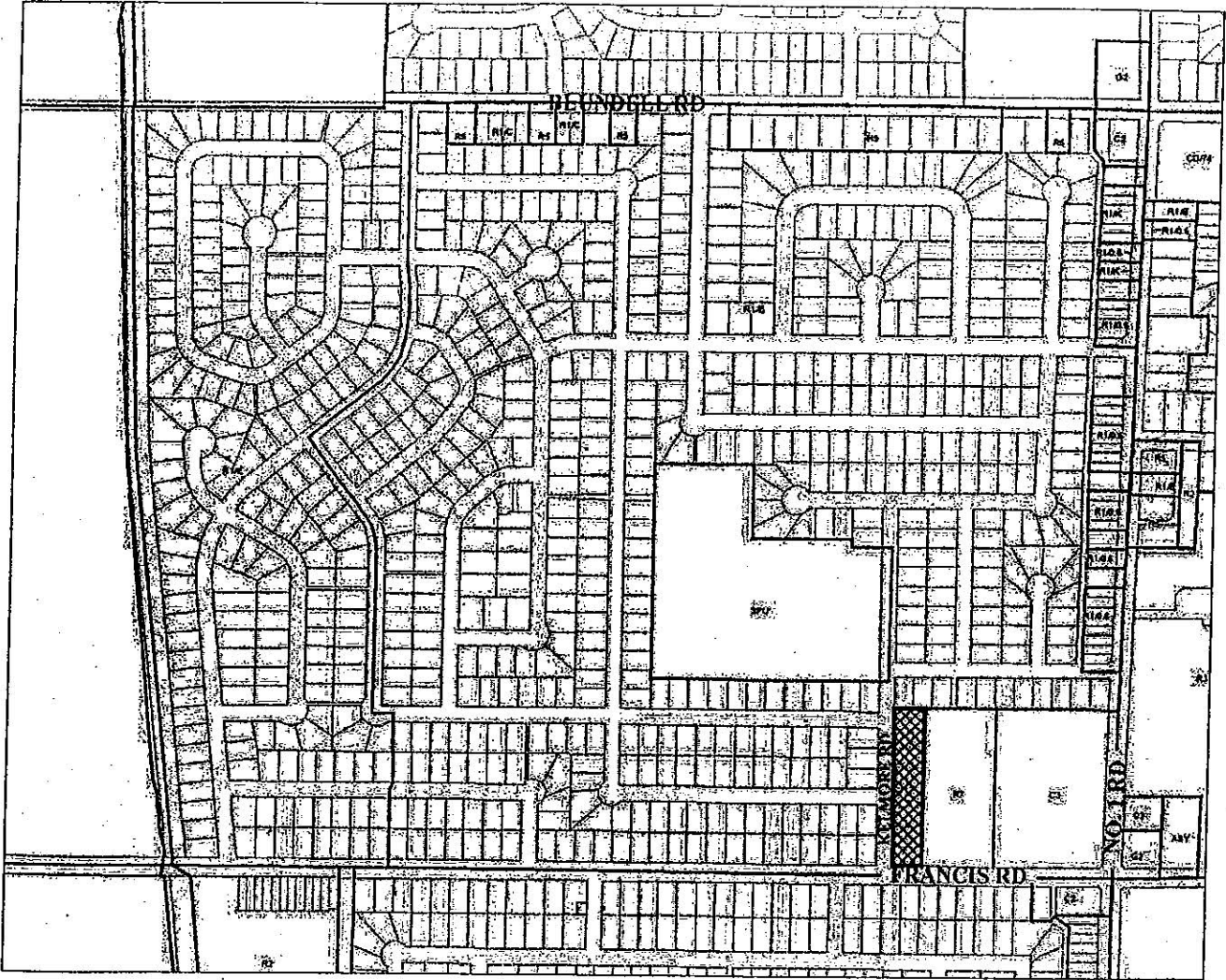


Comments

Question 2:

I am in favour of reducing the minimum lot width in this area along the east side of Kelmore Road to 9 m (up to 8 new lots could be created in this area through this option).

- ☐ Agree
- ☒ Disagree

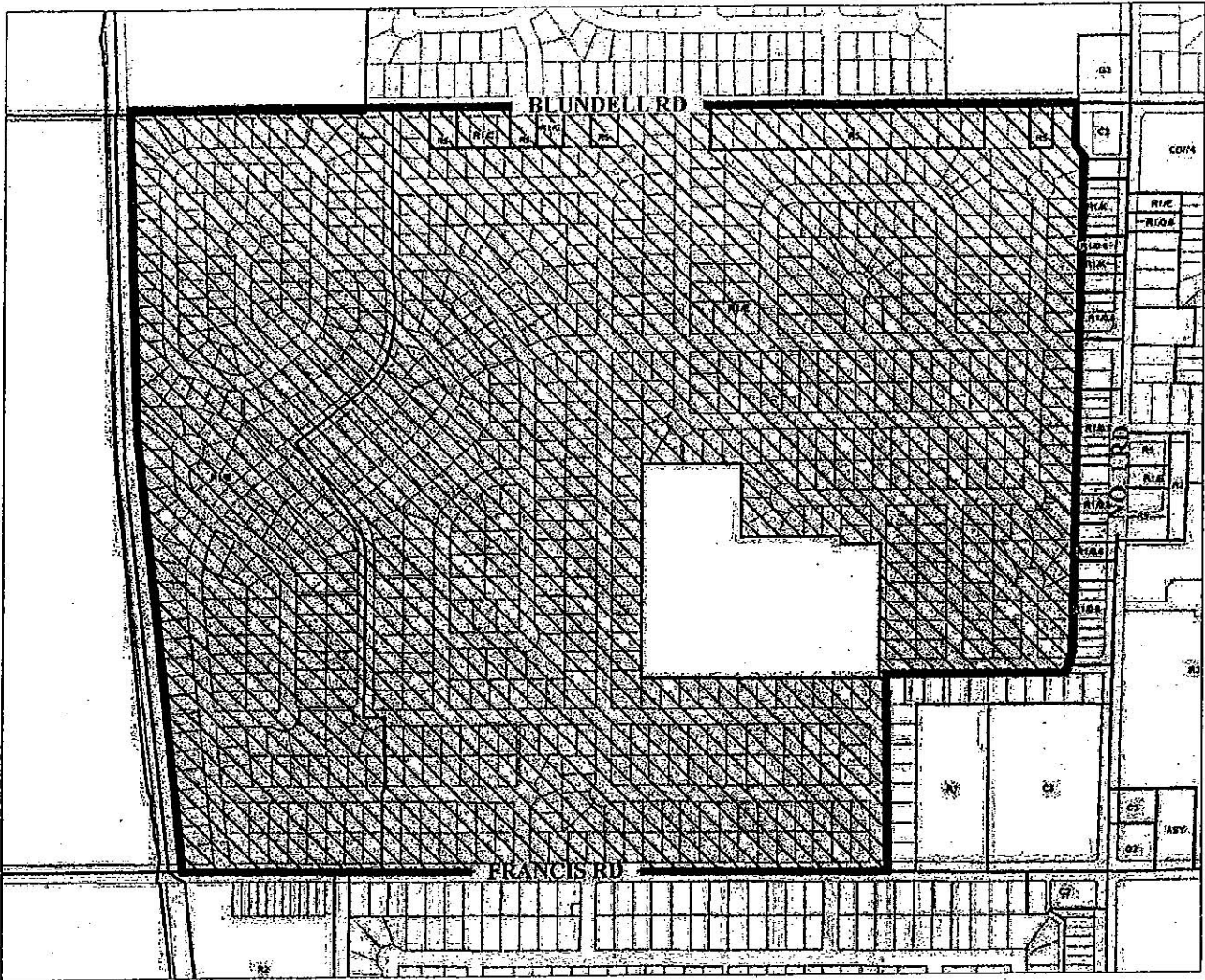


Comments

Question 3:

I am in favour of keeping the minimum lot width in the rest of the quarter sections 18 m wide (current R1/E zone be maintained and no development potential for the next 5 years).

☒ Agree ☐ Disagree



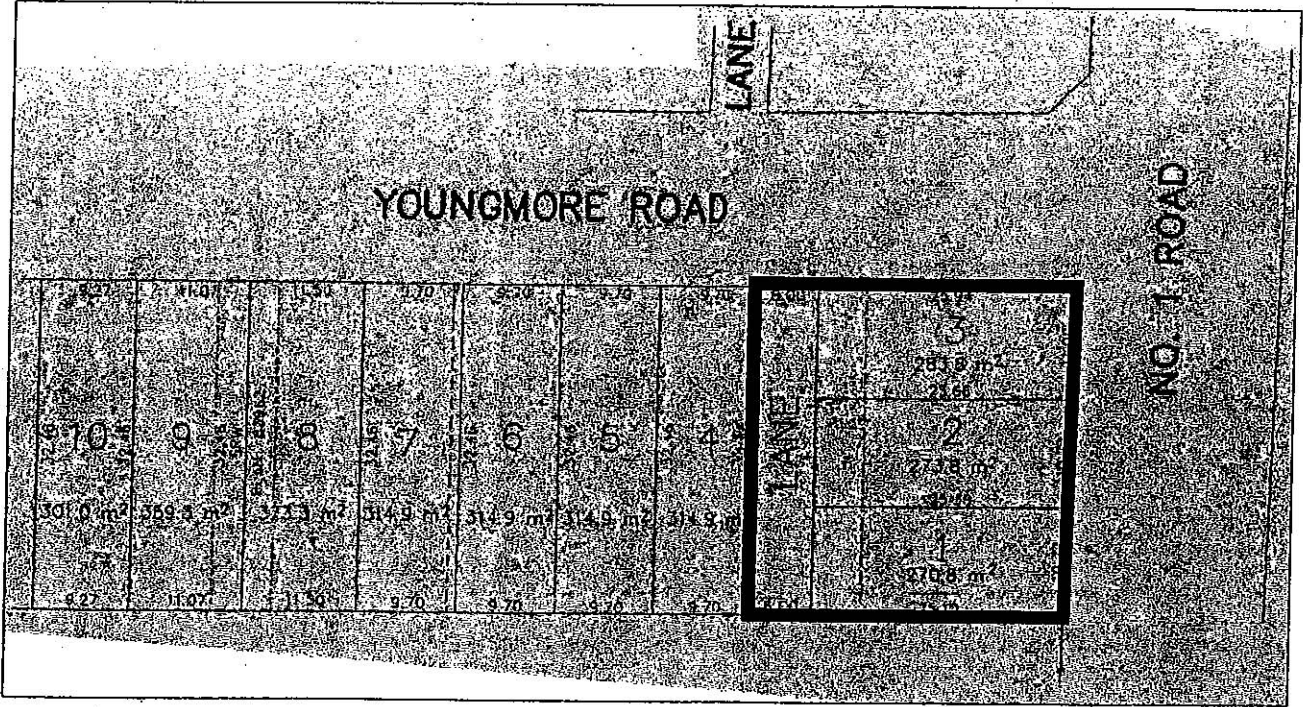
Comments

Question 4:

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☐ Agree

☒ Disagree

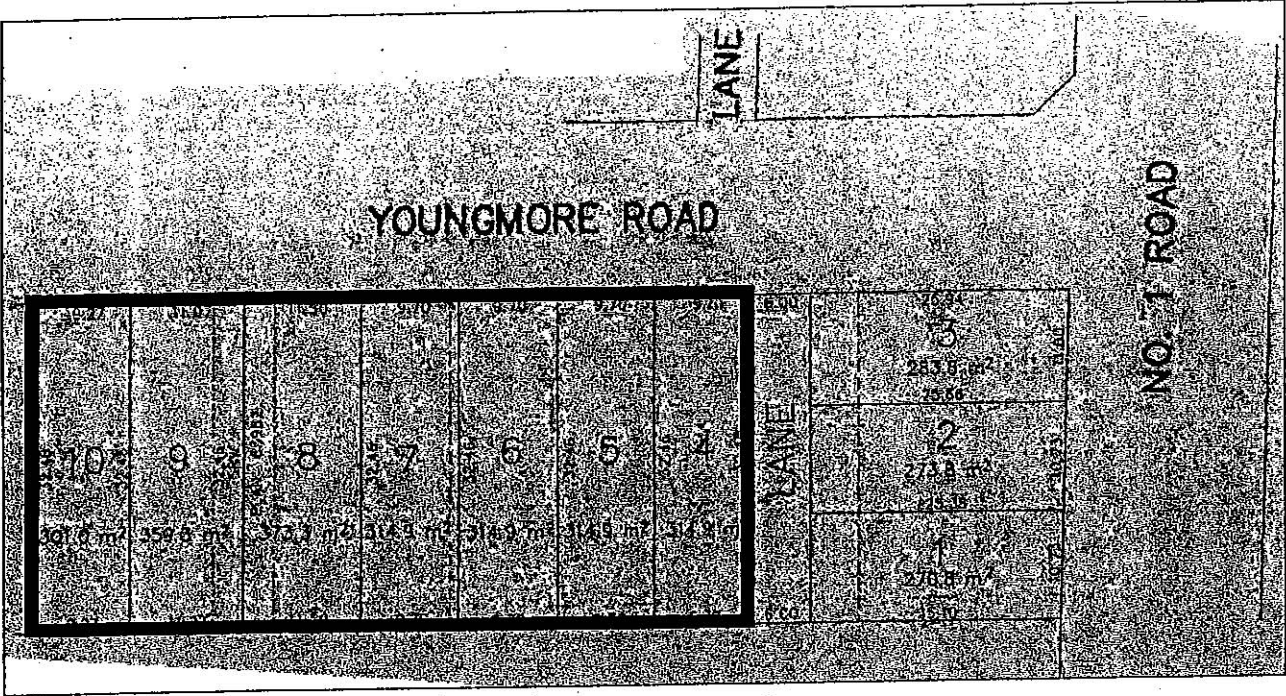


Comments

Question 5:

I am in favour of the proposed development application to rezone a portion of 3900 / 3920 / 3940 / 3960 / 3980 Youngmore Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)" to permit development of seven (7) lots fronting onto Youngmore Road.

☐ Agree ☒ Disagree



Comments

Additional comments

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Lot Size Study Feedback Form
Planning and Development Department

Sections 21-4-7 & 22-4-7

Contact 604-276-4121 Fax 604-276-4052

To ensure that your response is valid, please fill in the following:

Name: Debbie Smith Address in Study Area: 3811 Francis Rd

Please indicate whether you are a;

☒ Property Owner

☒ Resident

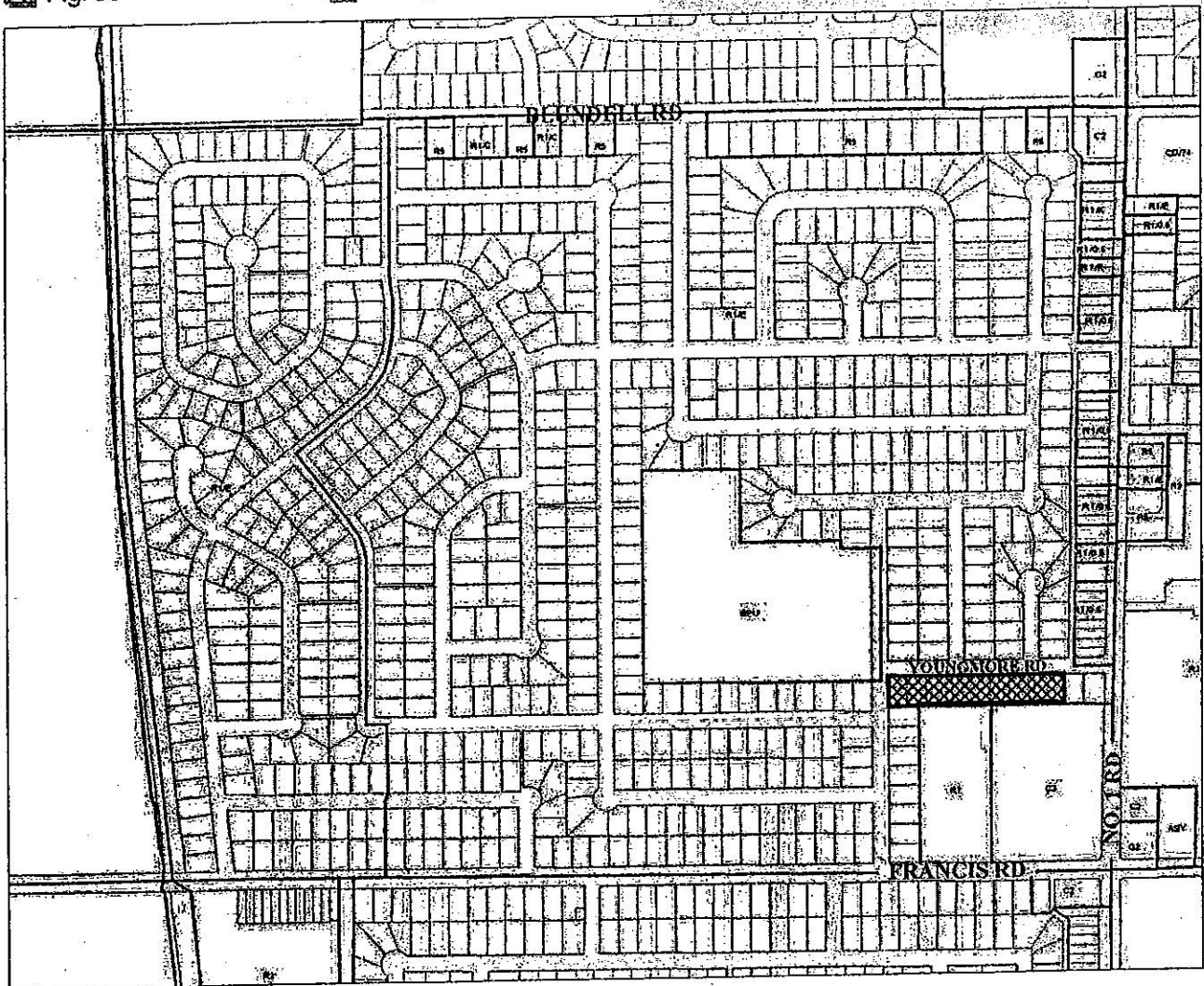
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Question 1:

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☒ Agree

☐ Disagree

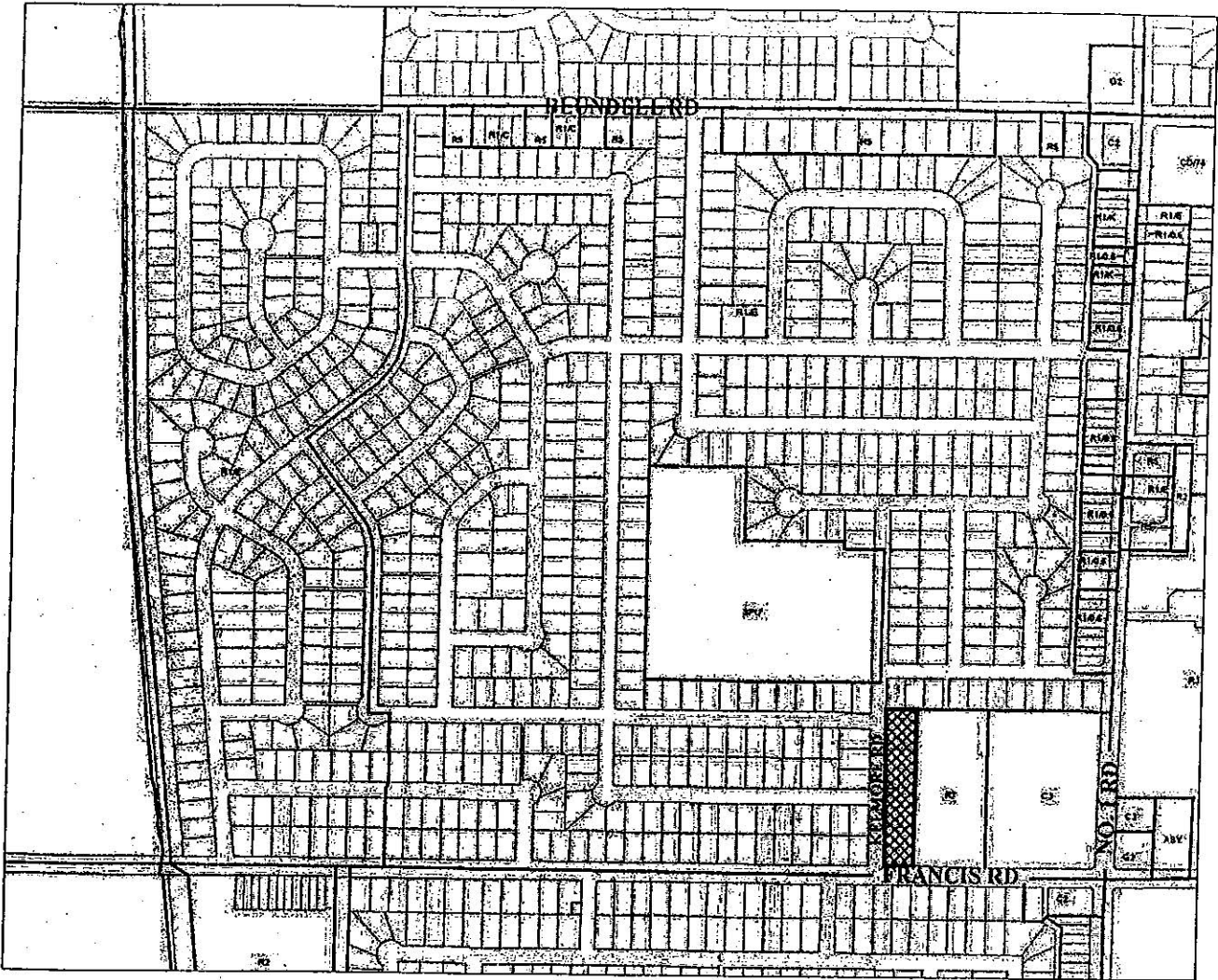


Comments

Question 2:

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☒ Agree ☐ Disagree

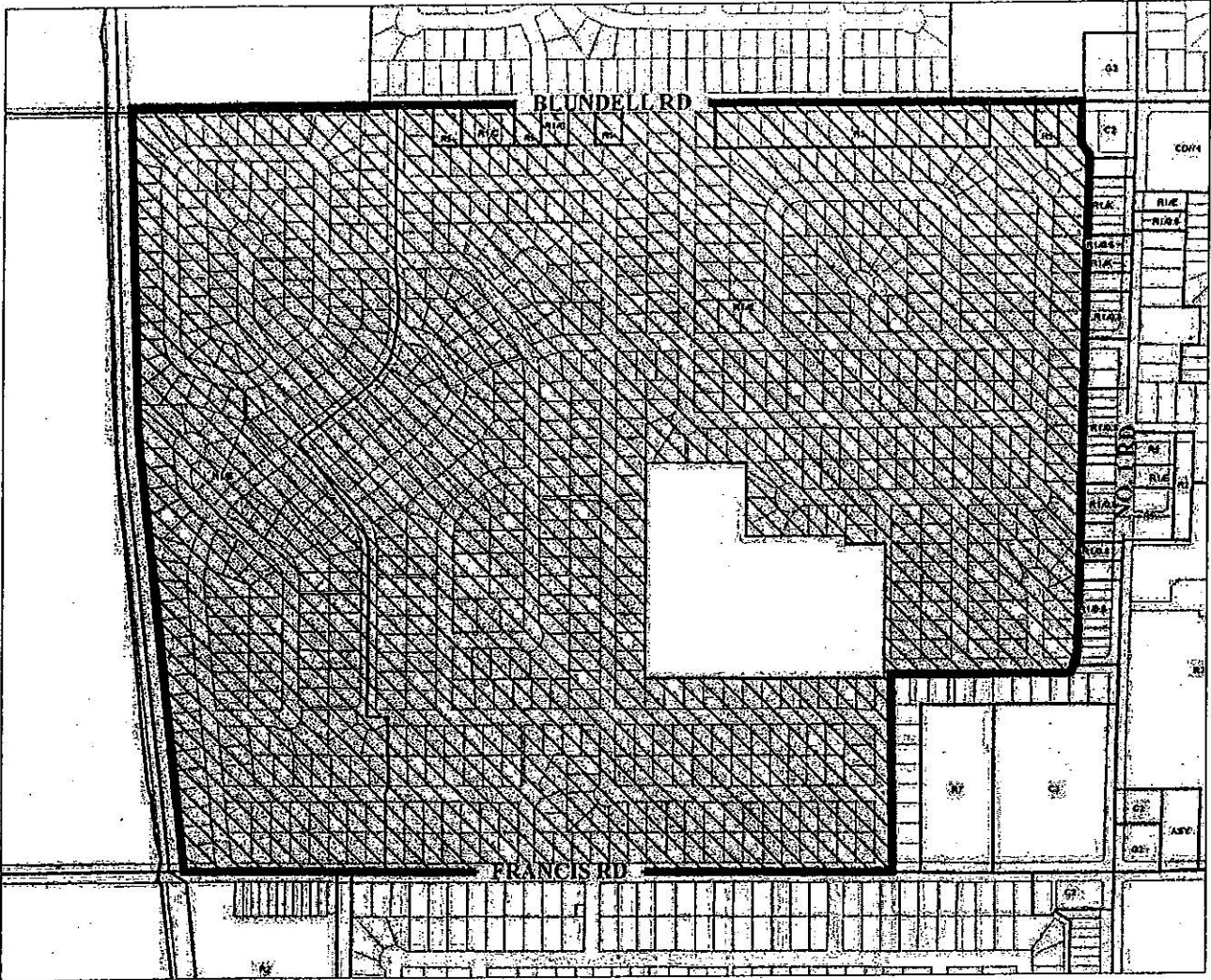


Comments

Question 3:

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☒ Agree ☐ Disagree

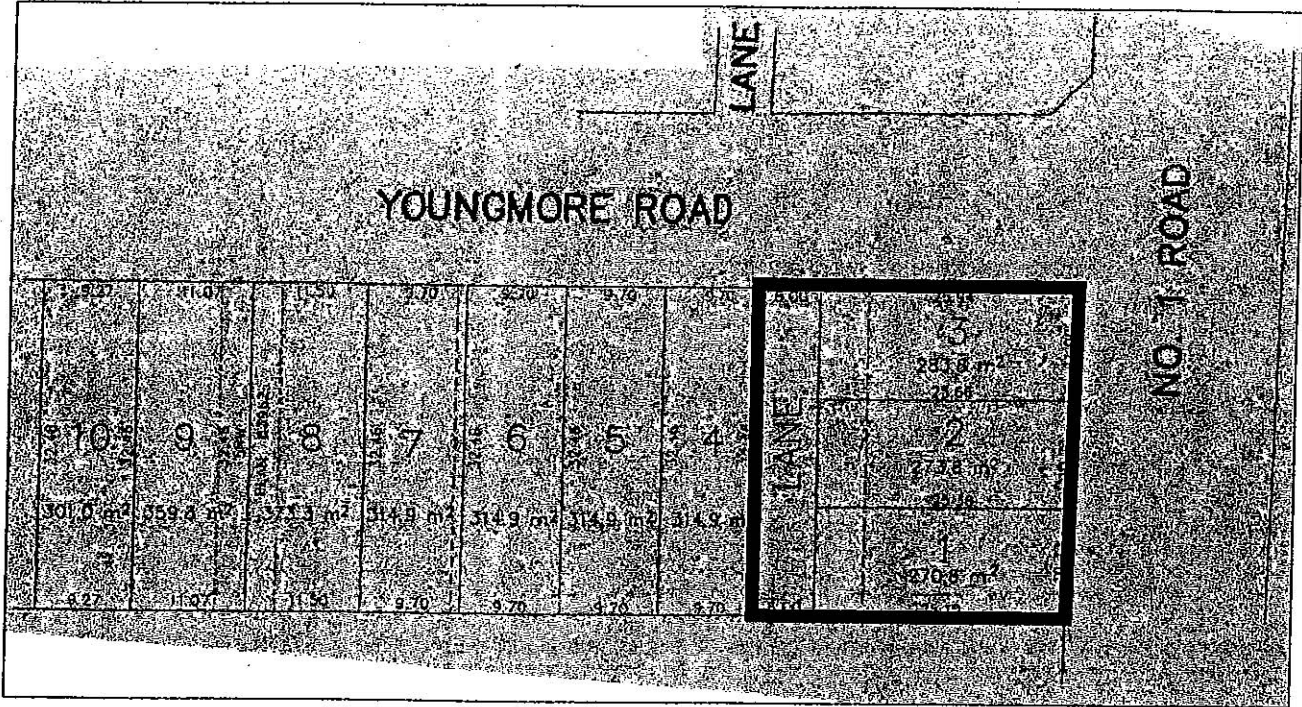


Comments

Question 4:

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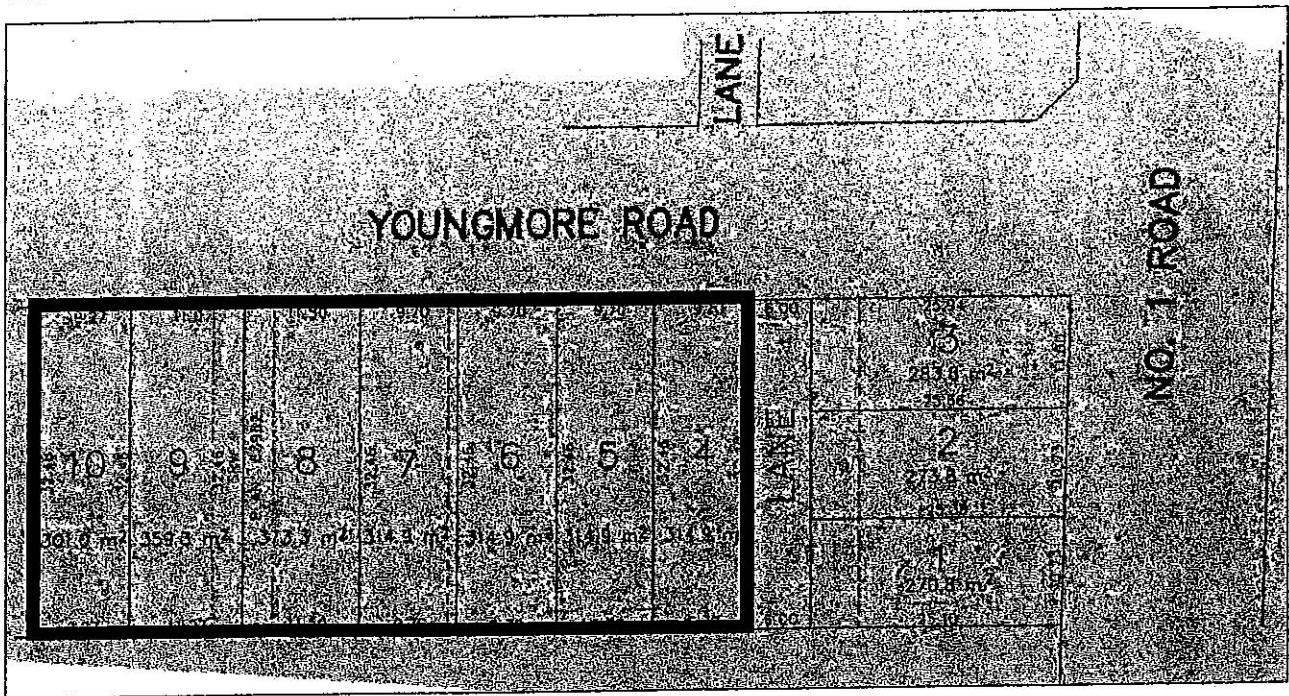
☒ Agree ☐ Disagree



Comments

Question 5:

I am in favour of the proposed development application to rezone a portion of 3900 / 3920 / 3940 / 3960 / 3980 Youngmore Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)" to permit development of seven (7) lots fronting onto Youngmore Road.

☒ Agree☐ Disagree

Comments

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.

Additional comments

Please feel free to provide any other comments or suggestions below.

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Lot Size Study Feedback Form
Planning and Development Department

Sections 21-4-7 & 22-4-7

Contact 604-276-4121 Fax 604-276-4052

To ensure that your response is valid, please fill in the following:

Name: VICKI DAVIES Address in Study Area: 3480 Newmore Ave

Please indicate whether you are a;

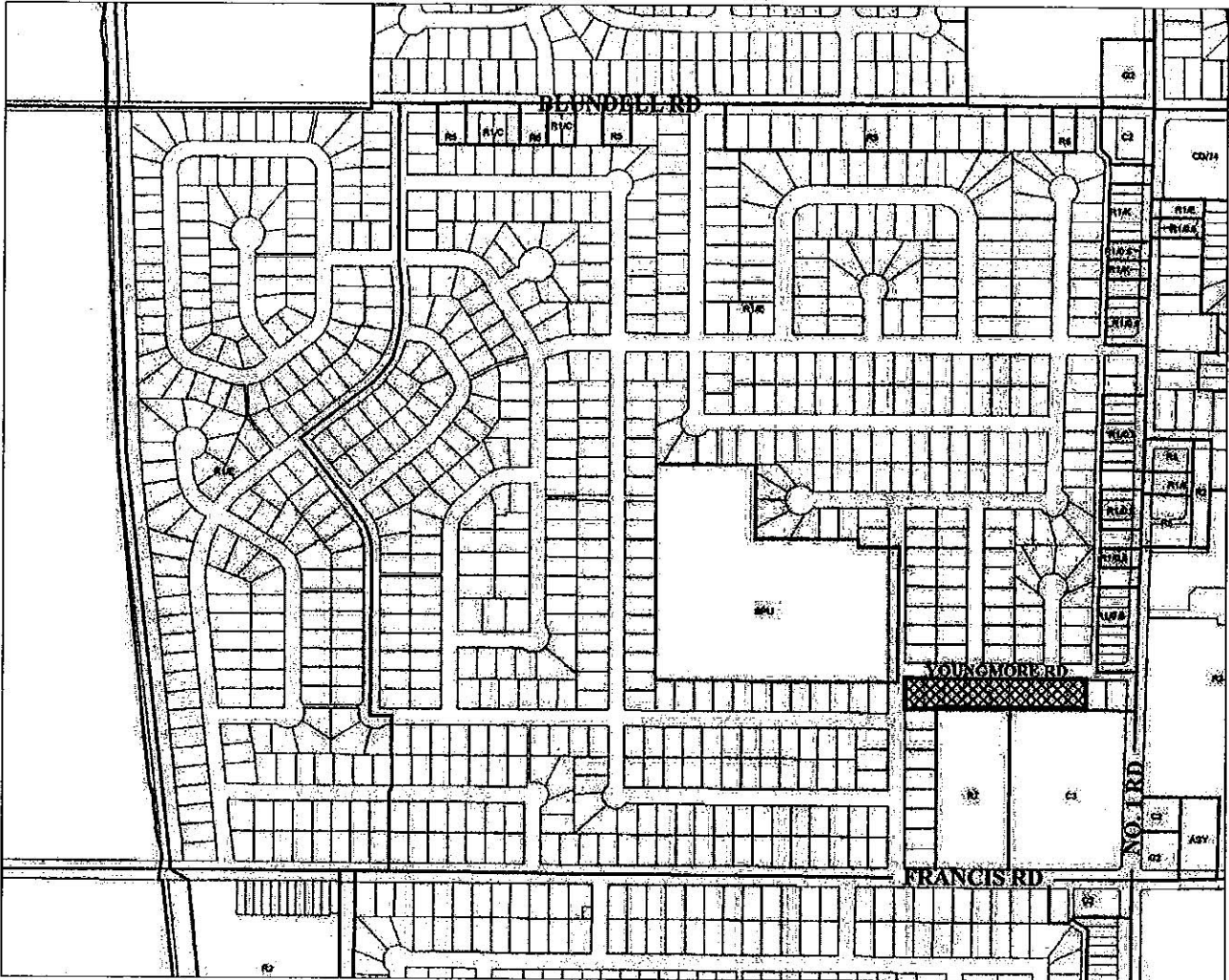
☒ Property Owner + ☒ Resident at above address.

Please review each of the following questions and indicate your preferences in each of the following questions by placing an "X" in one of the following boxes.

Question 1:

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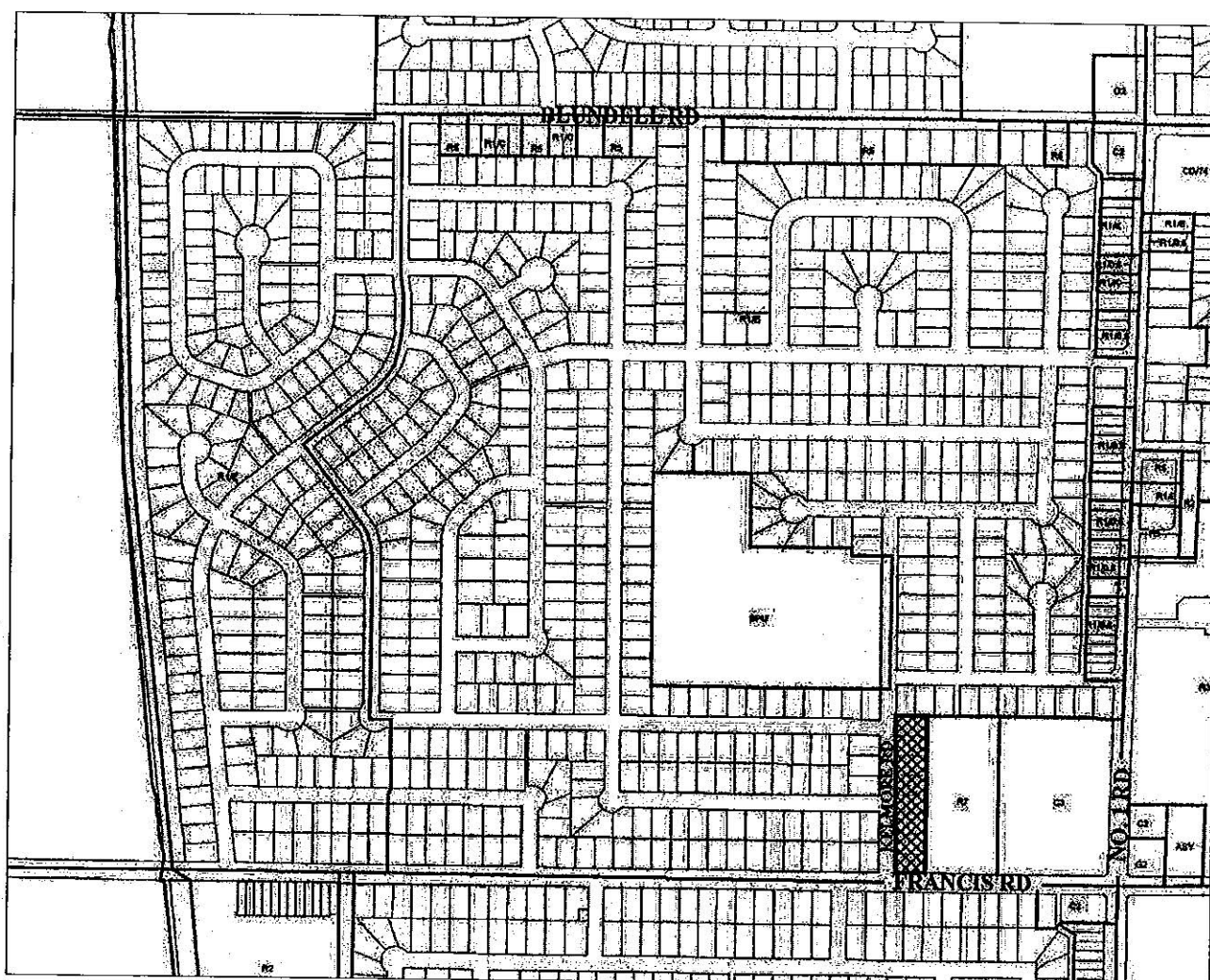
☐ Agree ☒ Disagree



Comments

Question 2:

I am in favour of reducing the minimum lot width in this area along the east side of Kelmore Road to 9 m (up to 8 new lots could be created in this area through this option).

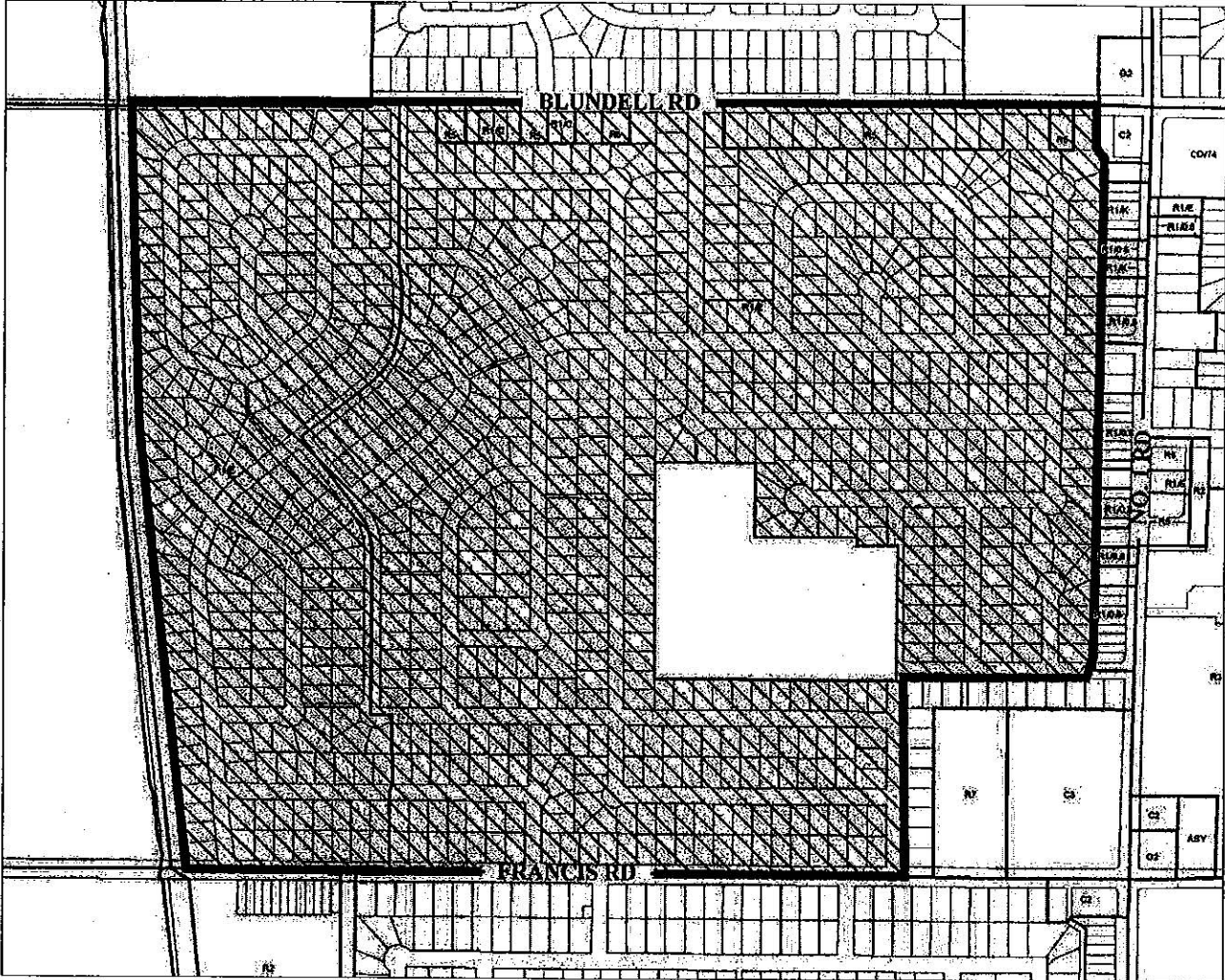
☐ Agree☒ Disagree

Comments

Question 3:

I am in favour of keeping the minimum lot width in the rest of the quarter sections 18 m wide (current R1/E zone be maintained and no development potential for the next 5 years).

☒ Agree ☐ Disagree

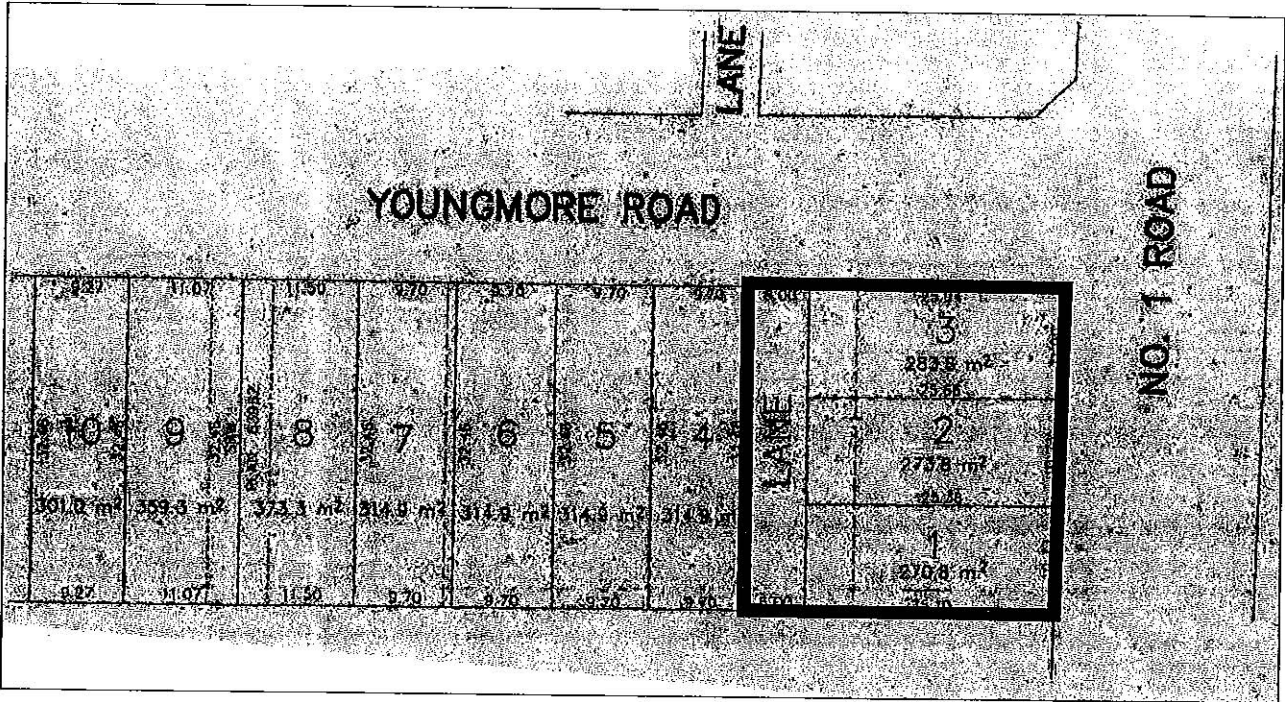


Comments

Question 4:

I am in favour of the proposed development application to rezone a portion of 3900 / 3920 / 3940 / 3960 / 3980 Youngmore Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District (R1-0.6)” to permit development of three (3) lots fronting onto No. 1 Road with vehicle access from a new lane off Youngmore Road under the provision of the Land Establishment & Arterial Road Redevelopment Policy in the Official Community Plan (OCP).

☐ Agree ☒ Disagree

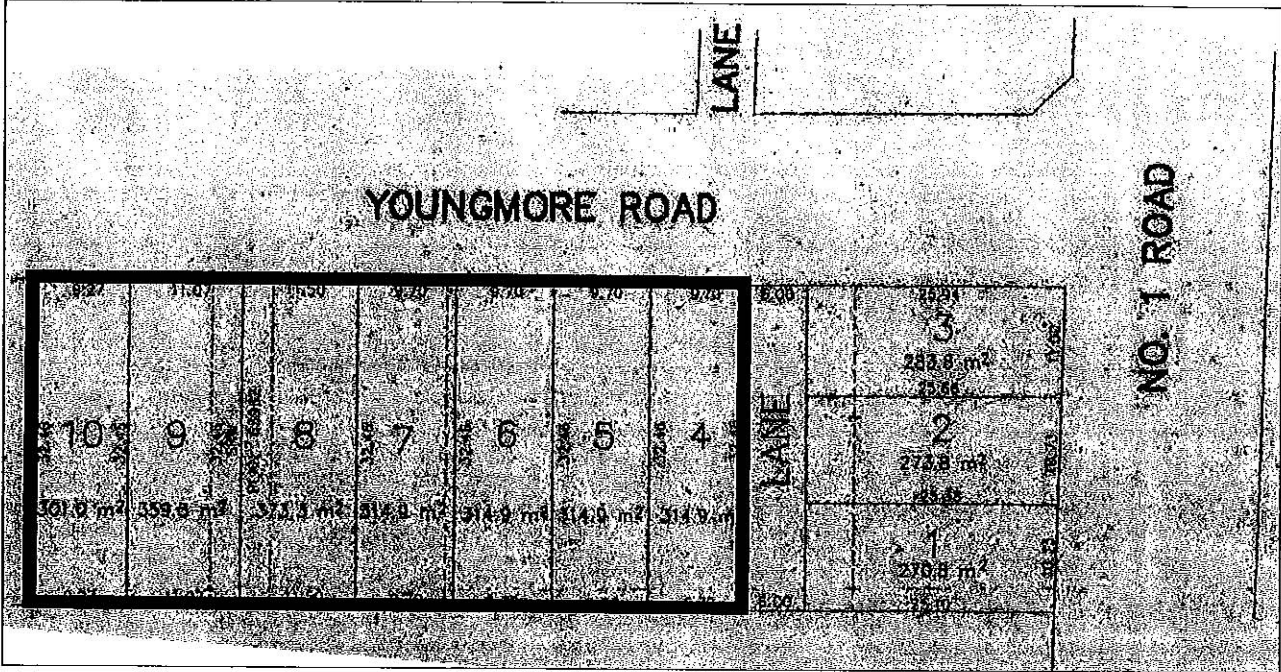


Comments

Question 5:

I am in favour of the proposed development application to rezone a portion of 3900 / 3920 / 3940 / 3960 / 3980 Youngmore Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Single-Family Housing District, Subdivision Area A (R1/A)” to permit development of seven (7) lots fronting onto Youngmore Road.

☐ Agree ☒ Disagree



Comments

Additional comments

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Lot Size Study Feedback Form
Planning and Development Department

Sections 21-4-7 & 22-4-7

Contact 604-276-4121 Fax 604-276-4052

To ensure that your response is valid, please fill in the following:

Name: John de Haas Address in Study Area: 8251 Fairlane Road

Please indicate whether you are a;

☒ Property Owner

☐ Resident

Please review each of the following questions and indicate your preferences in each of the following questions by placing an "X" in one of the following boxes.

Question 1:

I am in favour of reducing the minimum lot width along the south side of Youngmore Road to 9 m (up to 9 new lots could be created in this area through this option).

☐ Agree

☒ Disagree



Comments

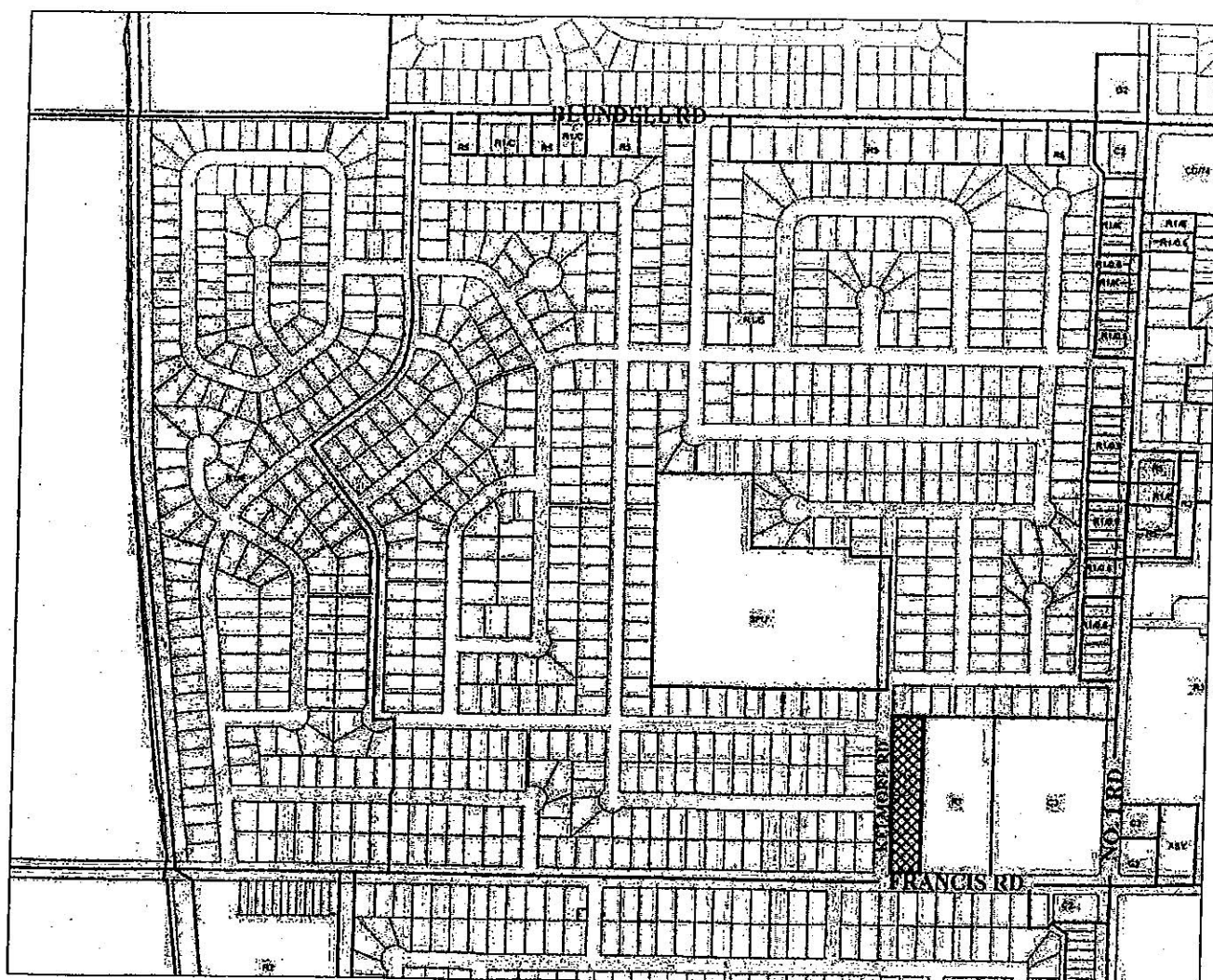
See my comments on Question 3 and 5.
These lots I see as part of the neighborhood
in Question 3. The present zoning is important
for the reasons cited in Question 3.

Question 2:

I am in favour of reducing the minimum lot width in this area along the east side of Kelmore Road to 9 m (up to 8 new lots could be created in this area through this option).

☐ Agree

☒ Disagree



Comments

In my view these lots are a part of the neighbourhood as outlined in Question 3.

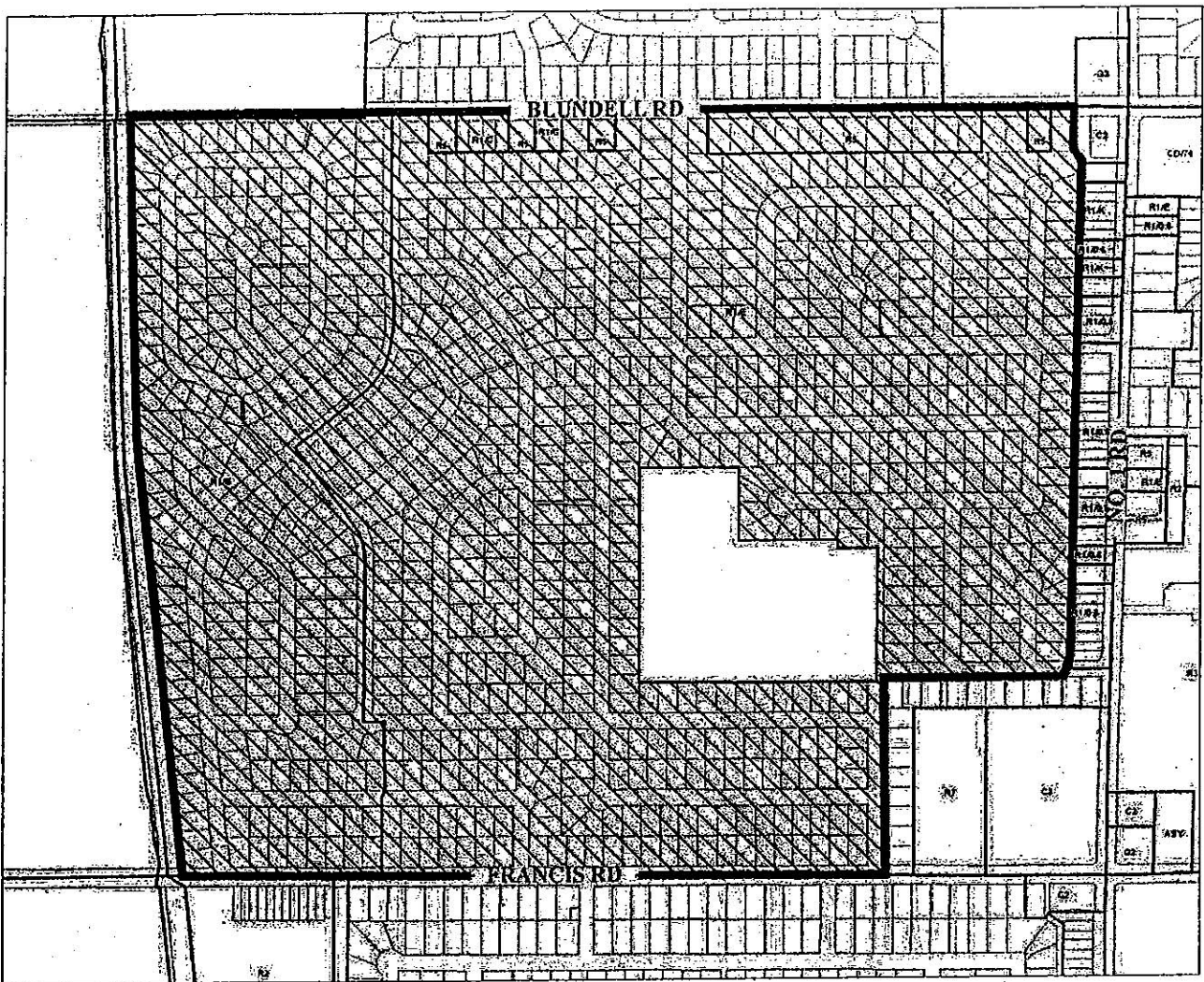
As with my response to Question 5, the rationale I outlined in Question 3 applies.

Question 3:

I am in favour of keeping the minimum lot width in the rest of the quarter sections 18 m wide (current R1/E zone be maintained and no development potential for the next 5 years).

☒ Agree

☐ Disagree



Comments

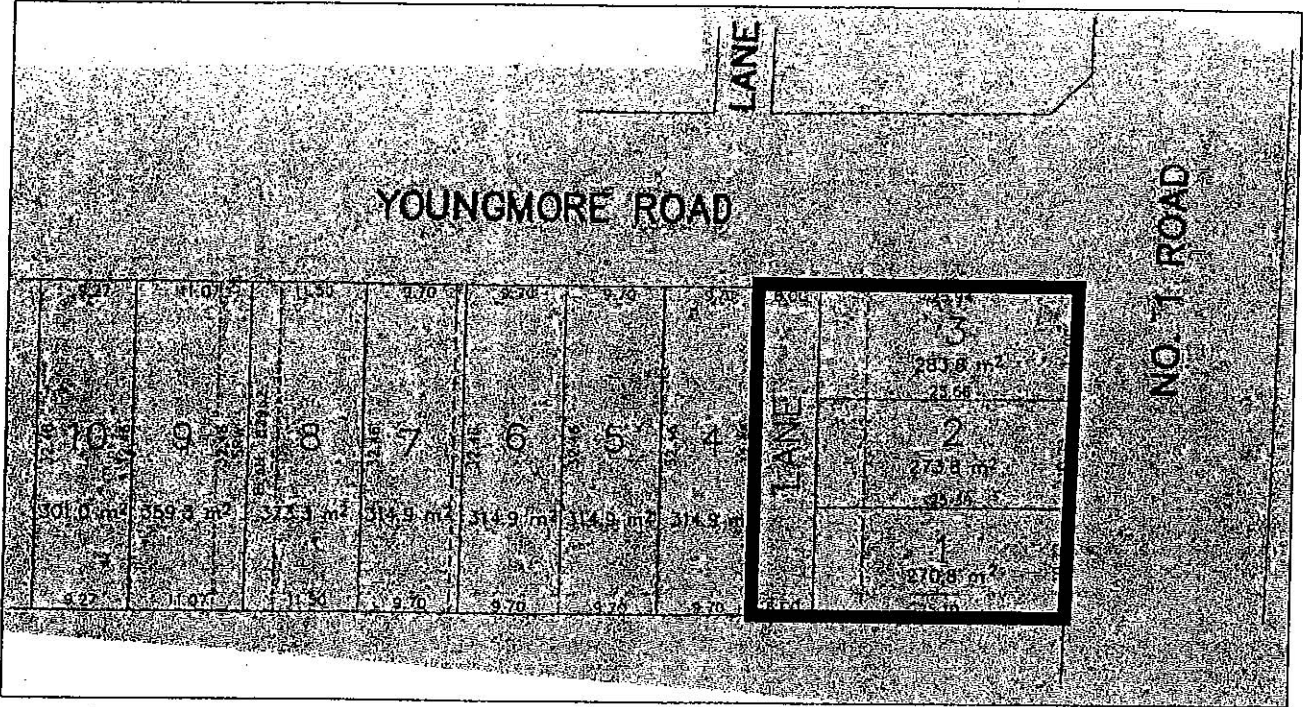
I feel this entire area be maintained as is.

As Steveston, and now #1 Road, have denser zoning, and neighbouring areas to the south have townhouses and apartments, we are getting a desirable mix of housing and socio-economics. This mix is a good social model - as was piloted long ago in the original False Creek project. I am also concerned over a potential doubling of population if this zoning were to change - and its impacts on traffic volumes, Hugh Boyd High and the elementary schools.

Question 4:

I am in favour of the proposed development application to rezone a portion of 3900 / 3920 / 3940 / 3960 / 3980 Youngmore Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)" to permit development of three (3) lots fronting onto No. 1 Road with vehicle access from a new lane off Youngmore Road under the provision of the Land Establishment & Arterial Road Redevelopment Policy in the Official Community Plan (OCP).

☒ Agree ☐ Disagree



Comments

This development is consistent with the developments north and south on #1 Road. I think it is unfair to restrict this piece of real estate when that road has much similar development.

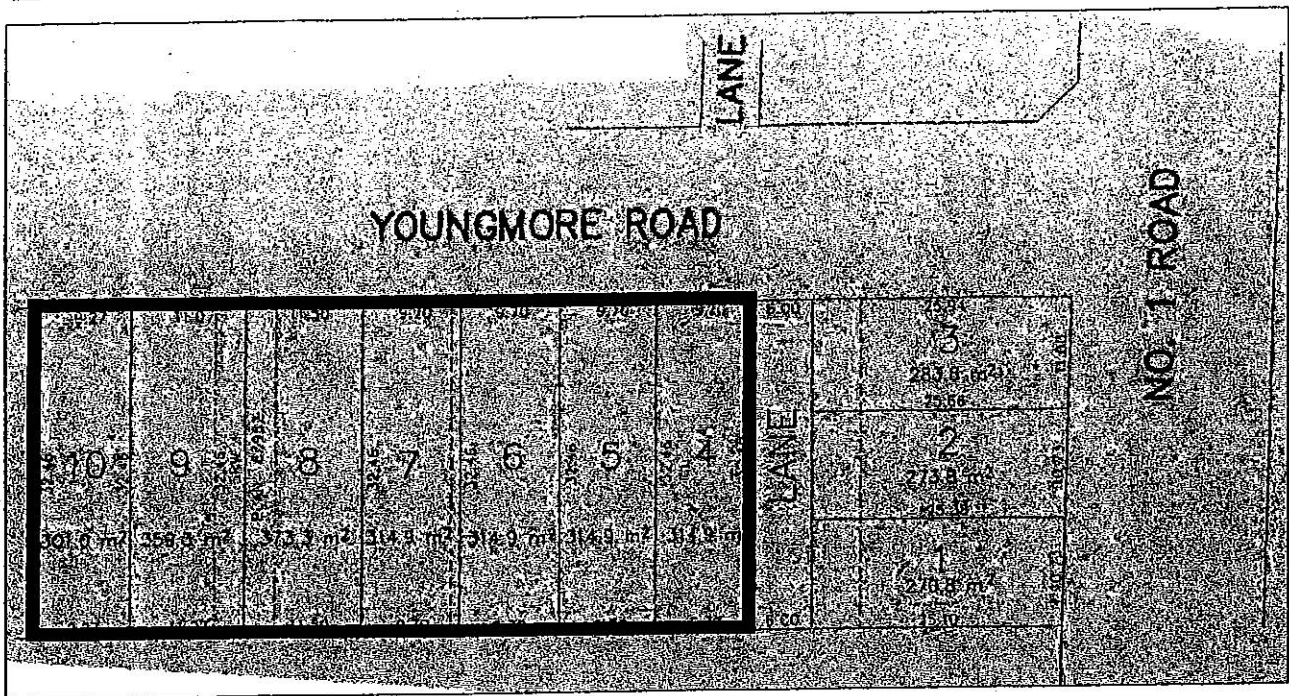
However, I feel that this is where we draw the line. See other responses.

Question 5:

I am in favour of the proposed development application to rezone a portion of 3900 / 3920 / 3940 / 3960 / 3980 Youngmore Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area A (R1/A)" to permit development of seven (7) lots fronting onto Youngmore Road.

☐ Agree

☒ Disagree



Comments

These lots are in my mind a part of the neighbourhood as in Question 3. They are not a part of the land on #1 Road as in Question 4.

Additional comments

Please feel free to provide any other comments or suggestions below.

the creation of a liveable city means
establishing a careful mix of diversity - be it
socio-economic, cultural, ability/disability and so on.
'Ghettoizing' or creating large tracts of sameness is
not good for anyone. The current zoning in the
area is important for Richmond's social and civil
liveability. Thanks you for asking for our comments!

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Contact 604-276-4121 Fax 604-276-4052

To ensure that your response is valid, please fill in the following:

Name: JOHN DAVIES Address in Study Area: 3480 NEWMARKET AVENUE

Please indicate whether you are a;

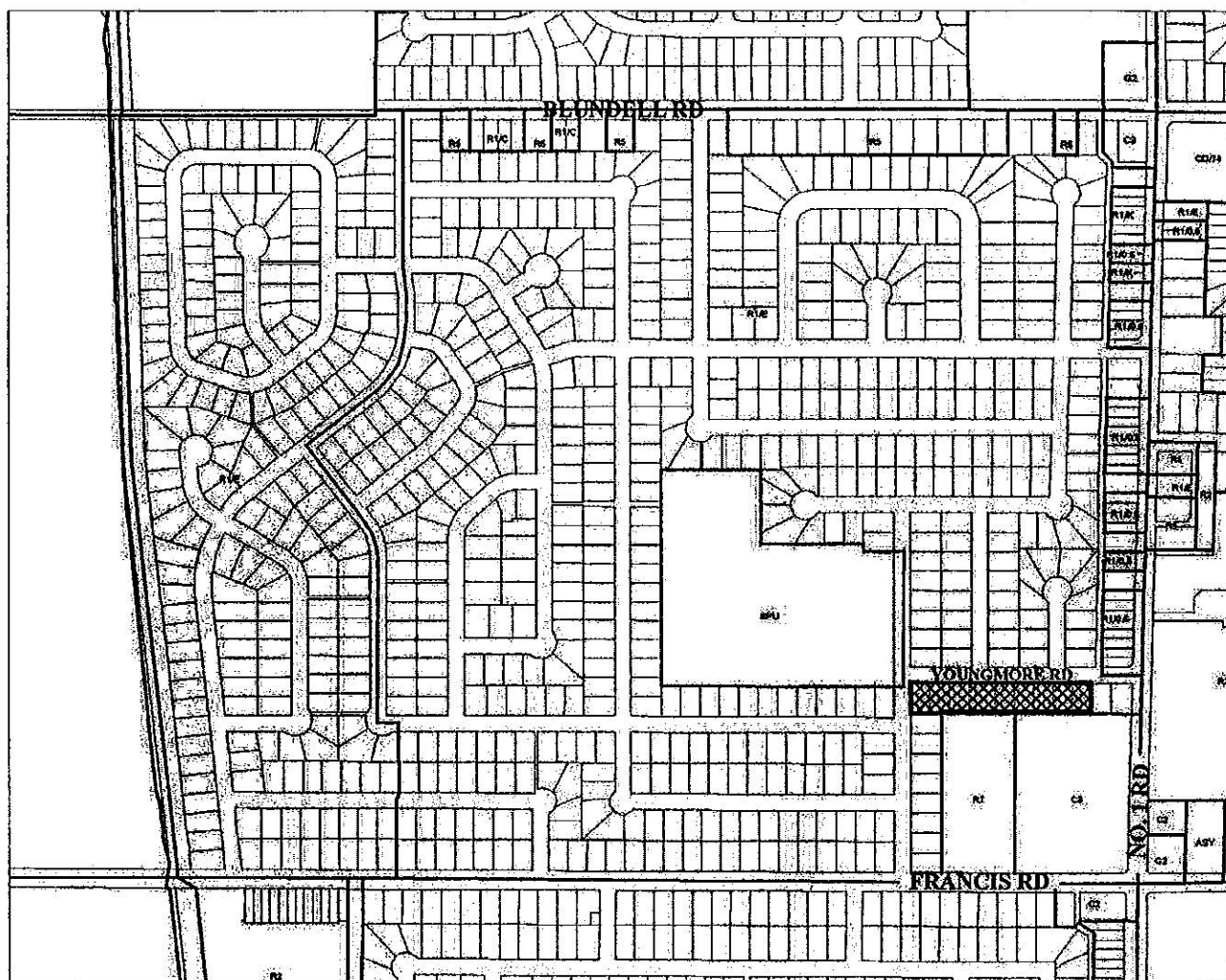
☒ Property Owner

☒ Resident

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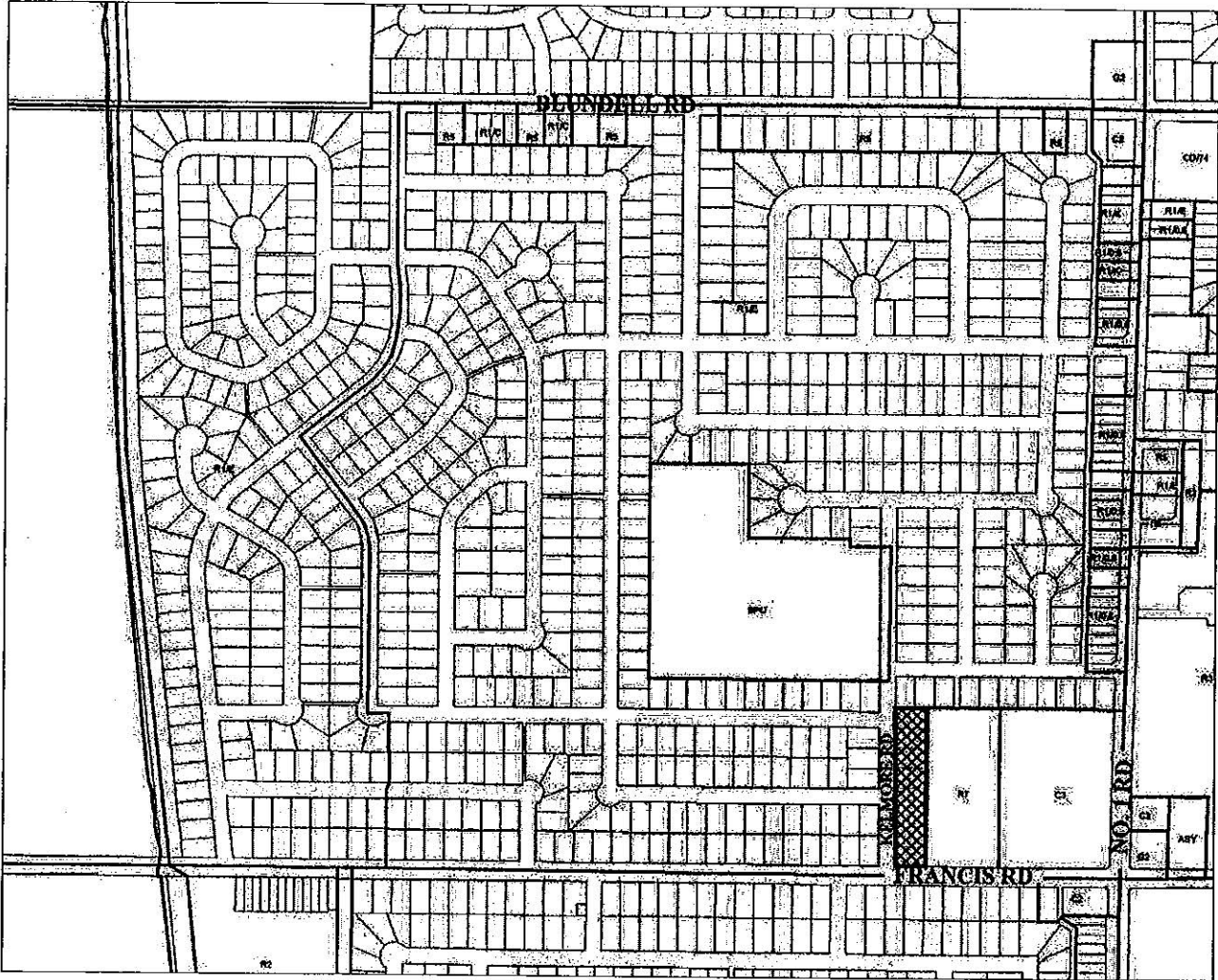
☐ Agree☒ Disagree

Comments

Question 2:

I am in favour of reducing the minimum lot width in this area along the east side of Kelmore Road to 9 m (up to 8 new lots could be created in this area through this option).

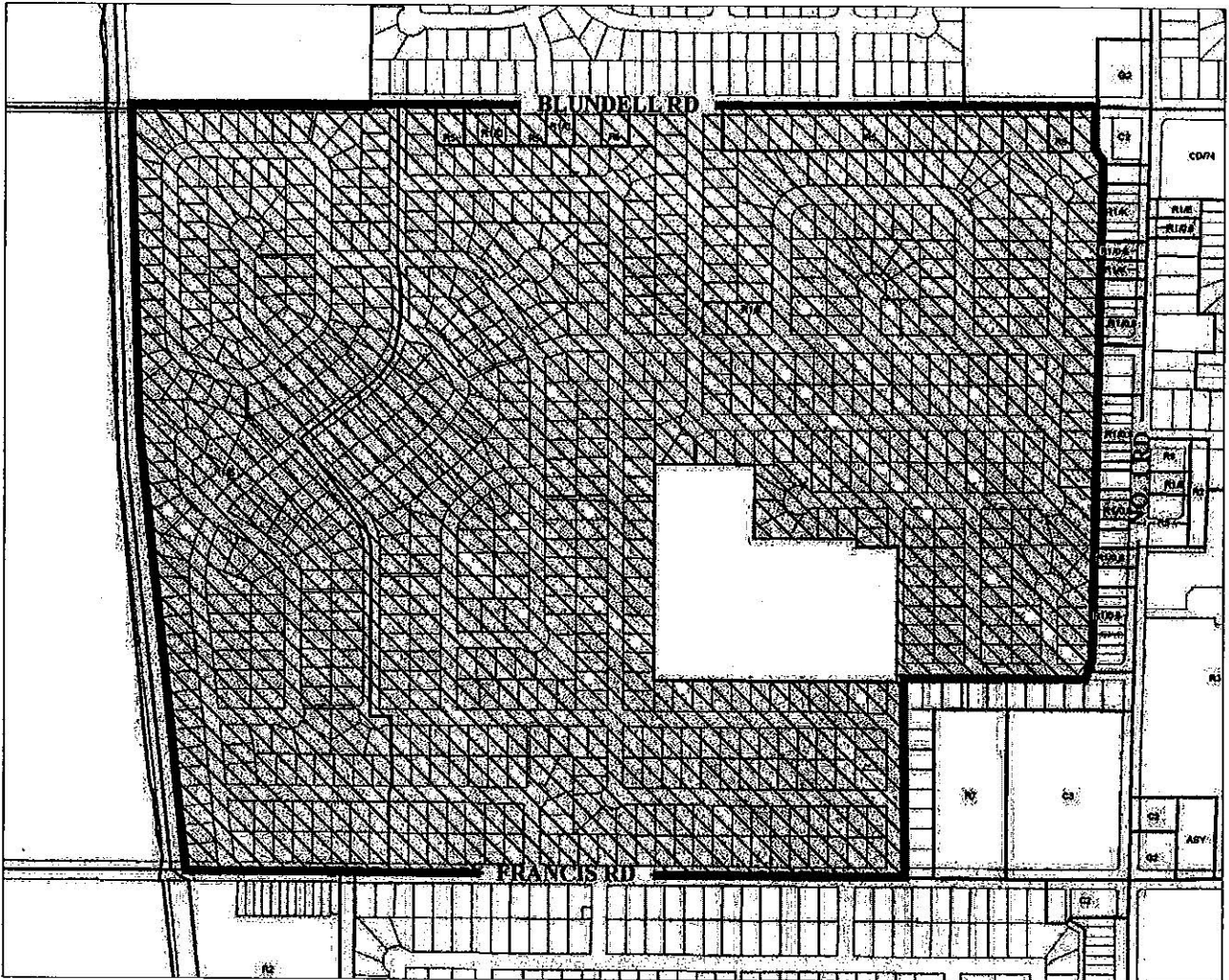
☐ Agree ☒ Disagree



Comments

Question 3:

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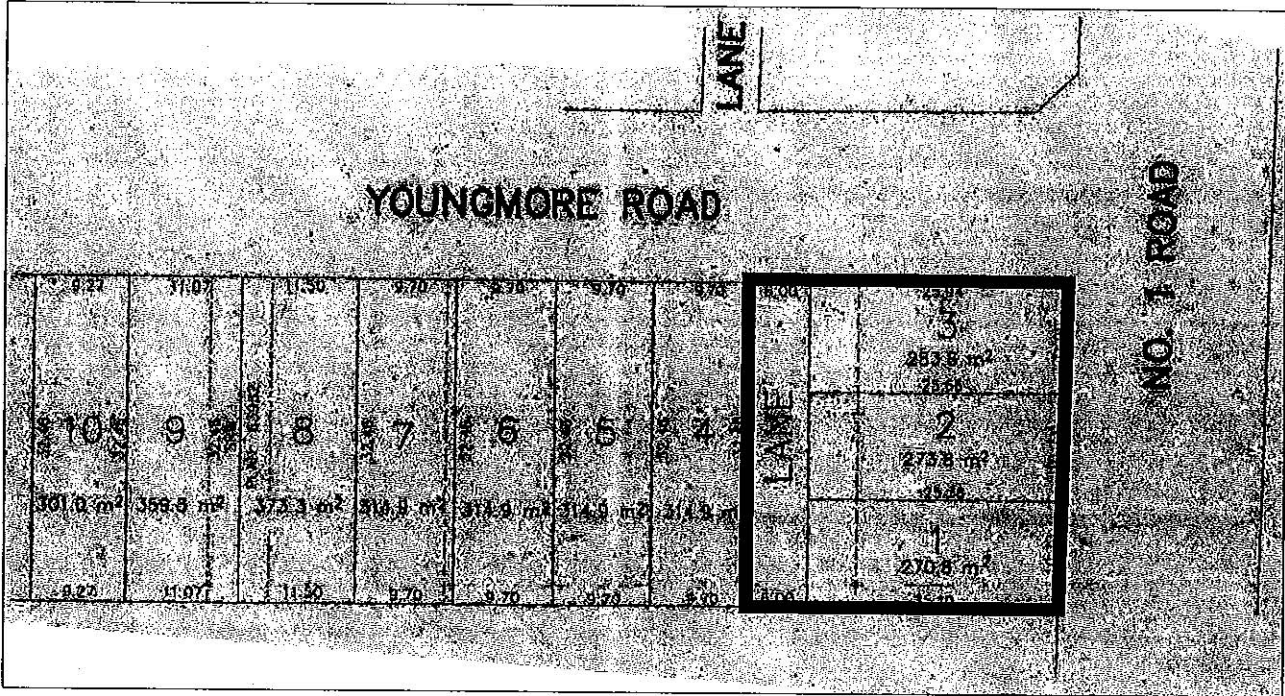
☒ Agree☐ Disagree

Comments

Question 4:

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☐ Agree ☒ Disagree

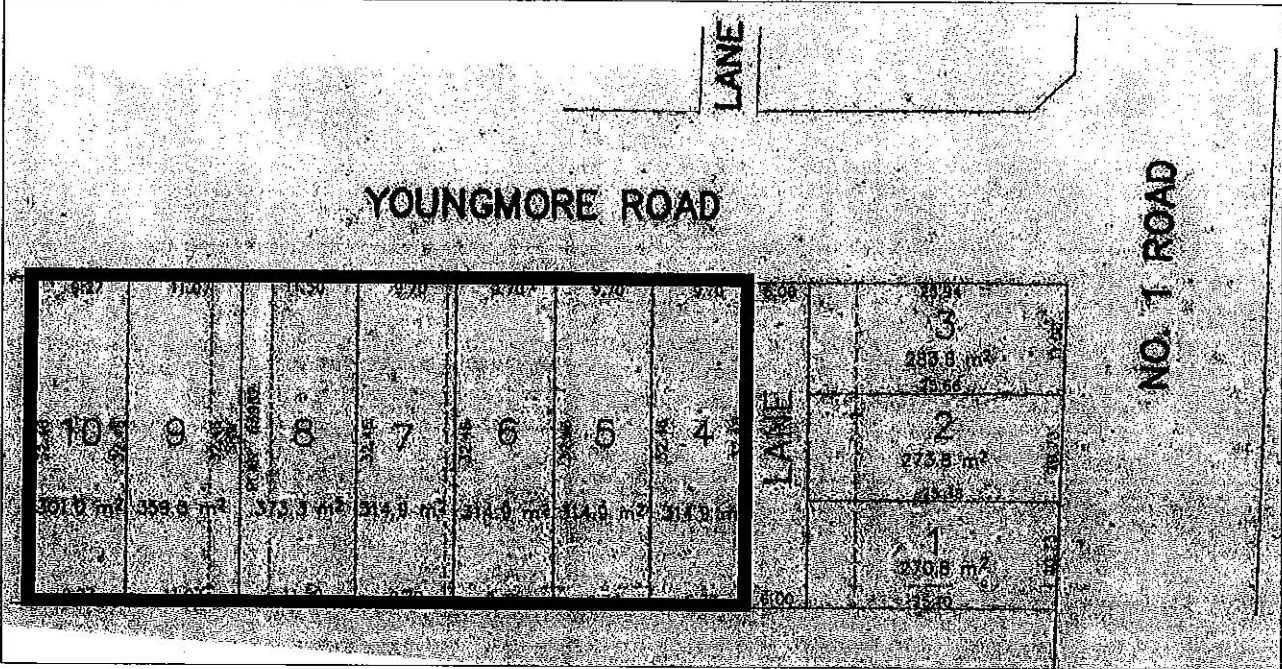


Comments

Question 5:

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☐ Agree ☒ Disagree



Comments

Additional comments

Please feel free to provide any other comments or suggestions below.

Rezoning Youngmore and Kilmore Roads
would simply establish a dangerous
precedent as regards the entire future
development/re-development of the Study
Area. We do not need poorly built mass
housing in the Study Area to suit greedy
land developers looking to turn a quick
profit as well as existing residents anxious
to subdivide their properties.

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