



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: J. Somerset Address in Study Area: 8440 Fairway Rd.

Please indicate whether you are a;

☒ Property Owner

☐ Resident

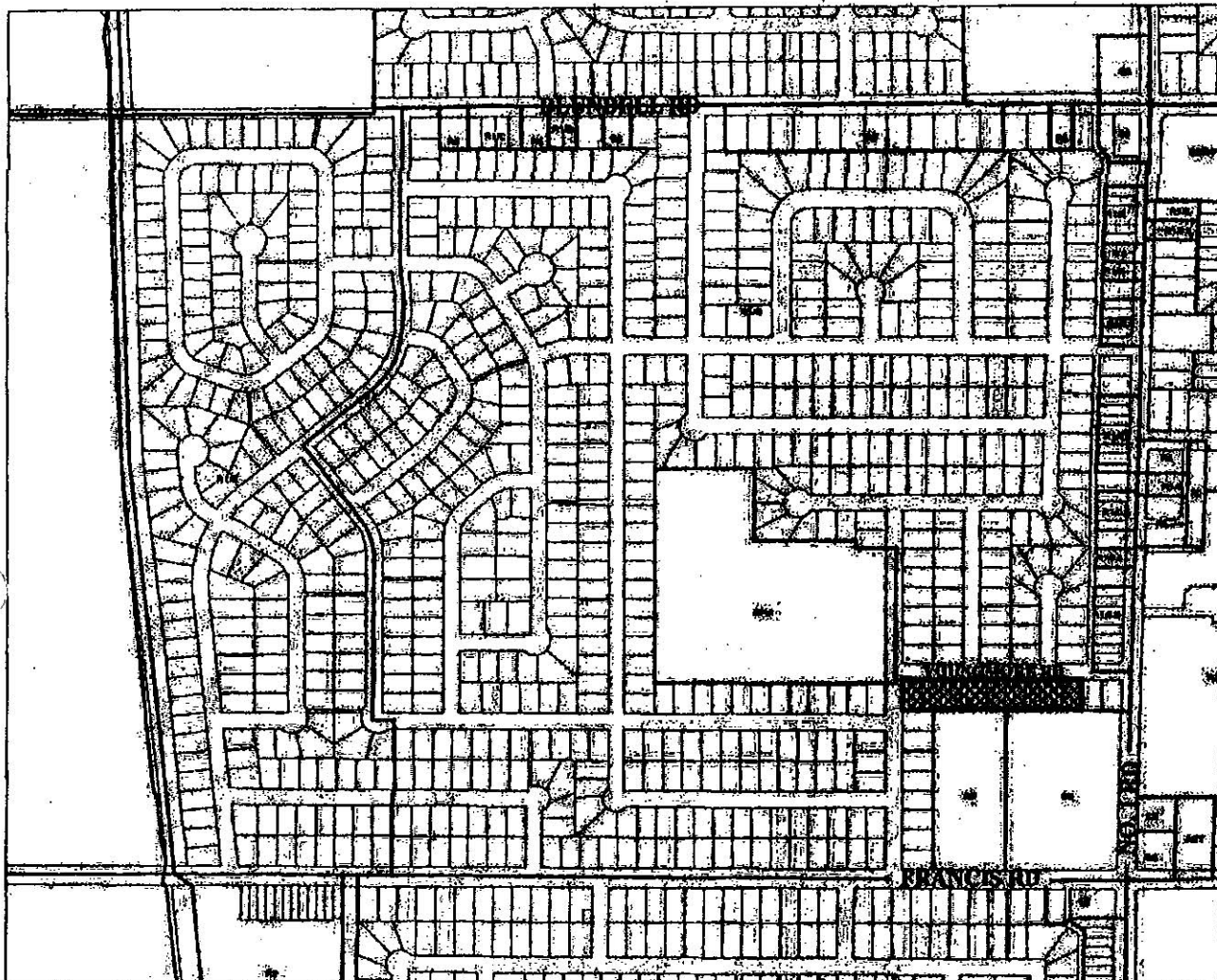
Please review each of the following questions and indicate your preferences in each of the following questions by placing an "X" in one of the following boxes.

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

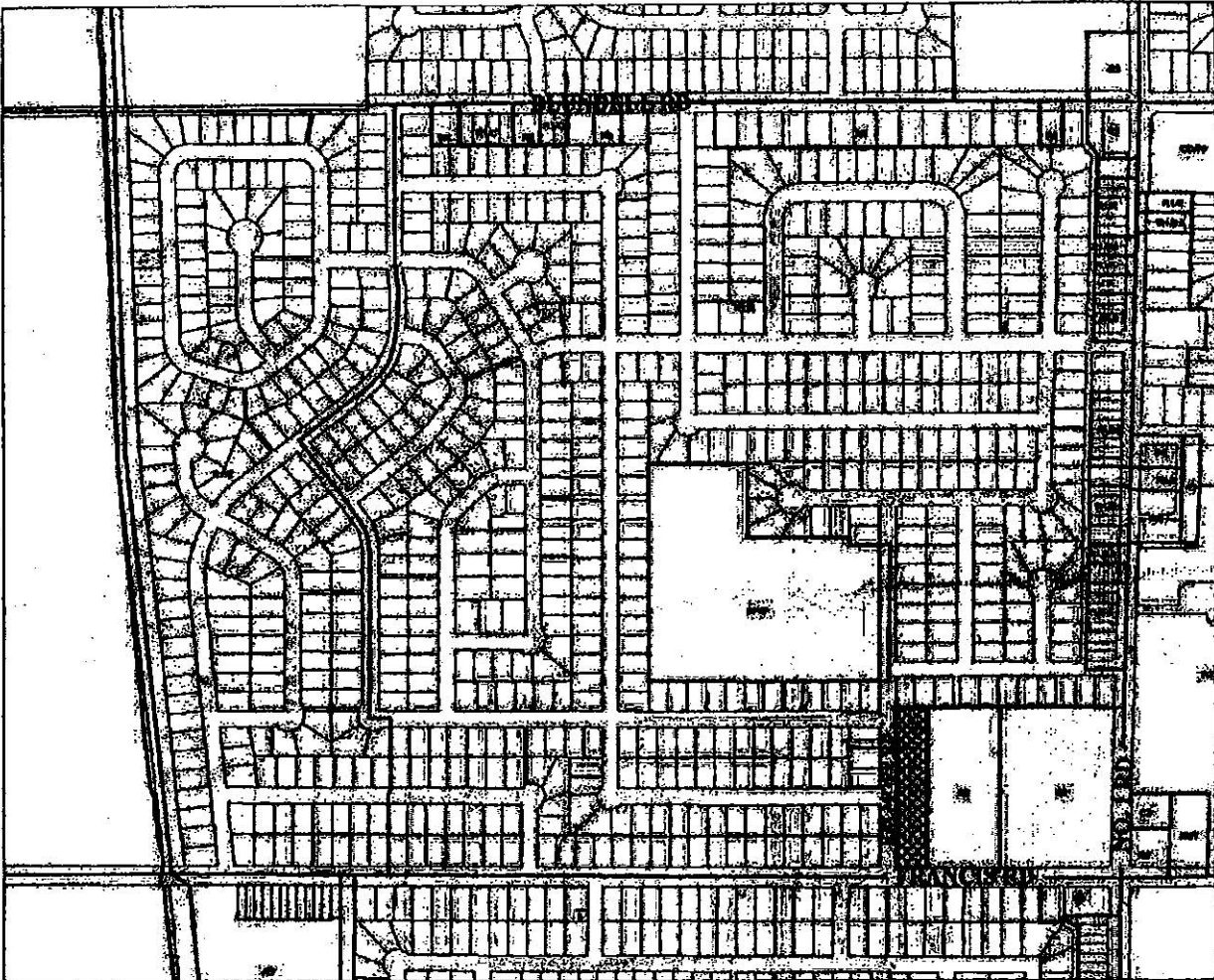


Comments

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

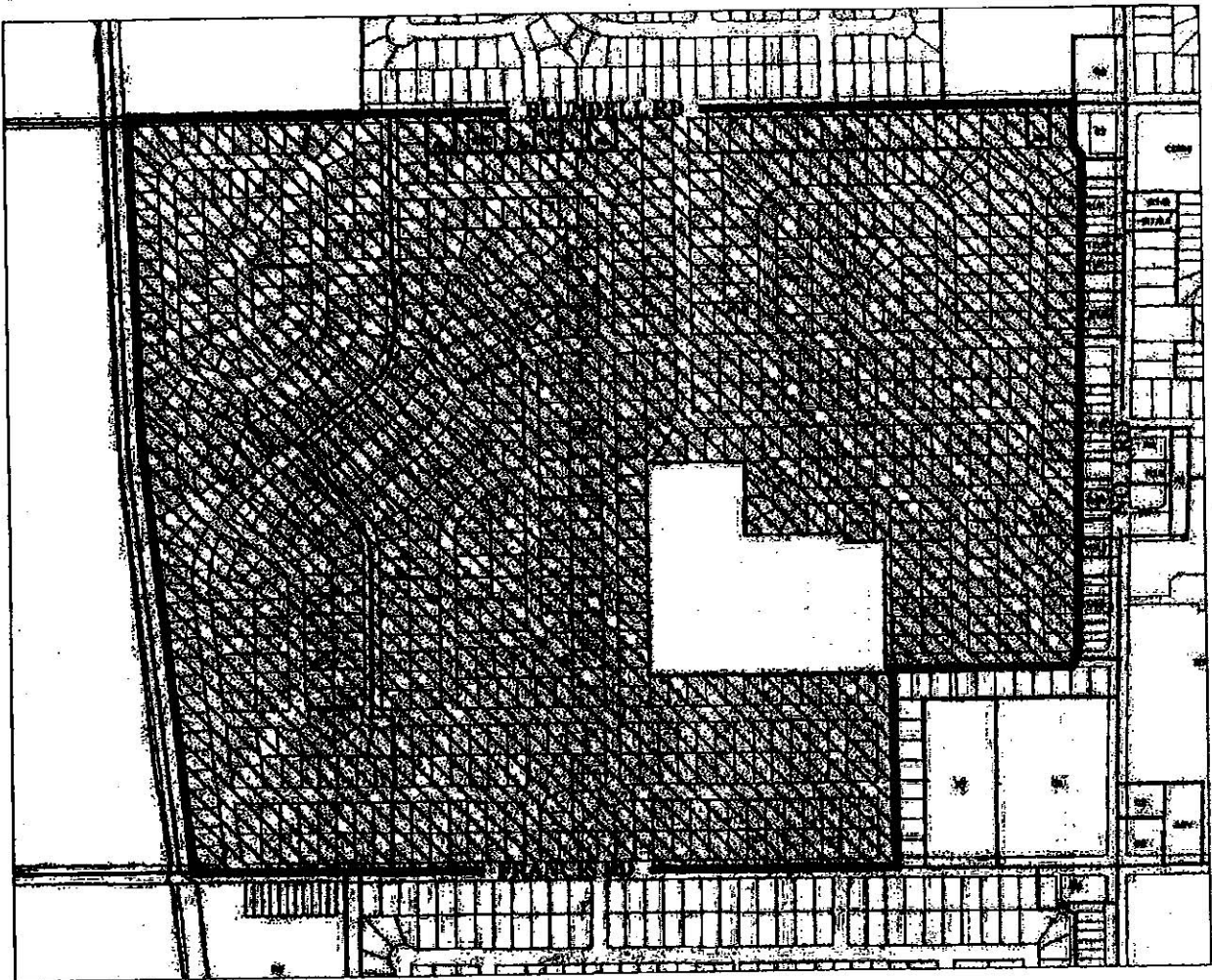


Comments

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



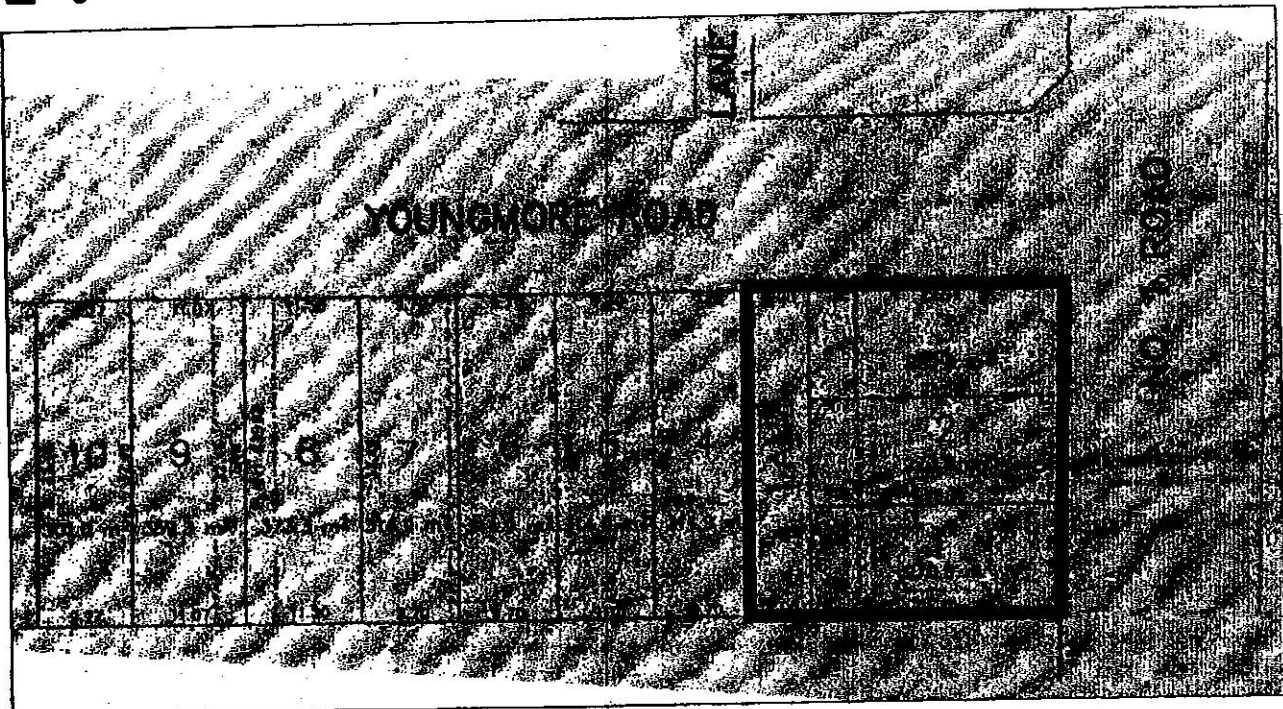
Comments

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

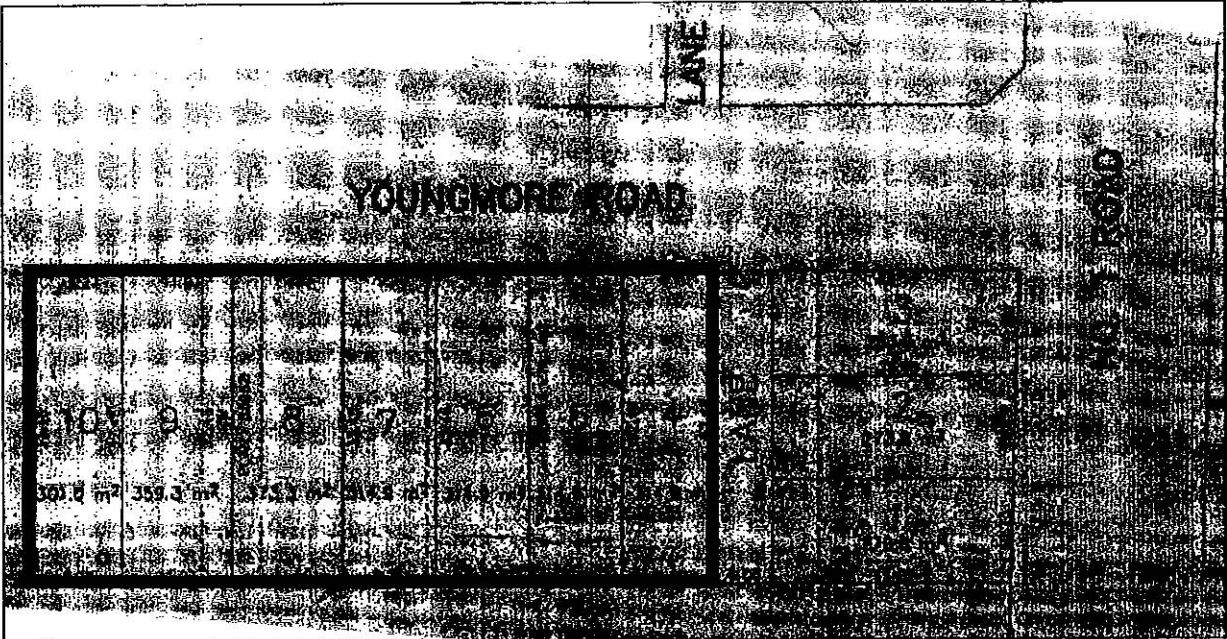


Comments

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



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Attention: Edwin Lee

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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: Darren & Kelly Neuman **Address in Study Area:** 8560 Fairfax Crescent

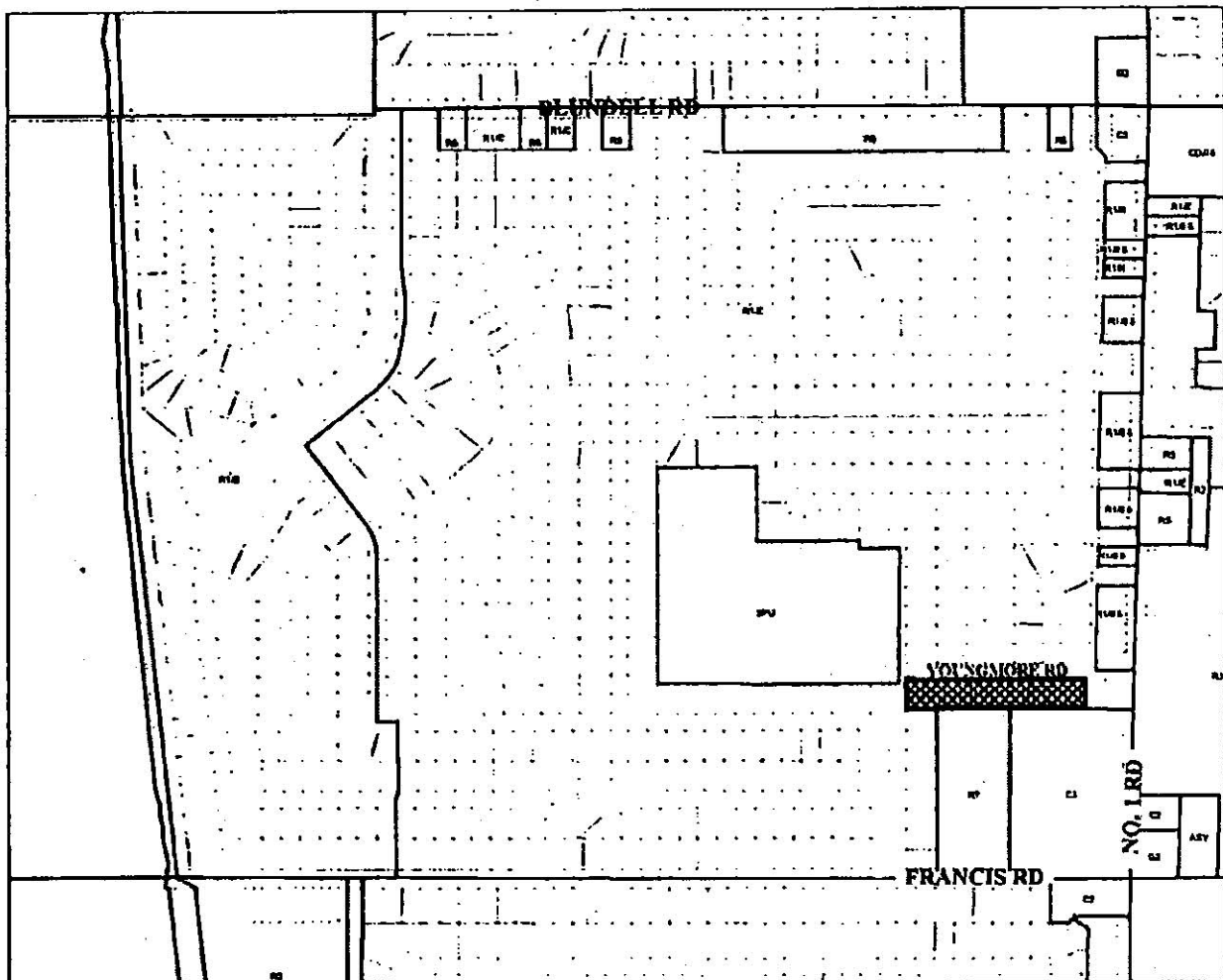
Please indicate whether you are a;

☒ **Property Owner** ☐ **Resident**

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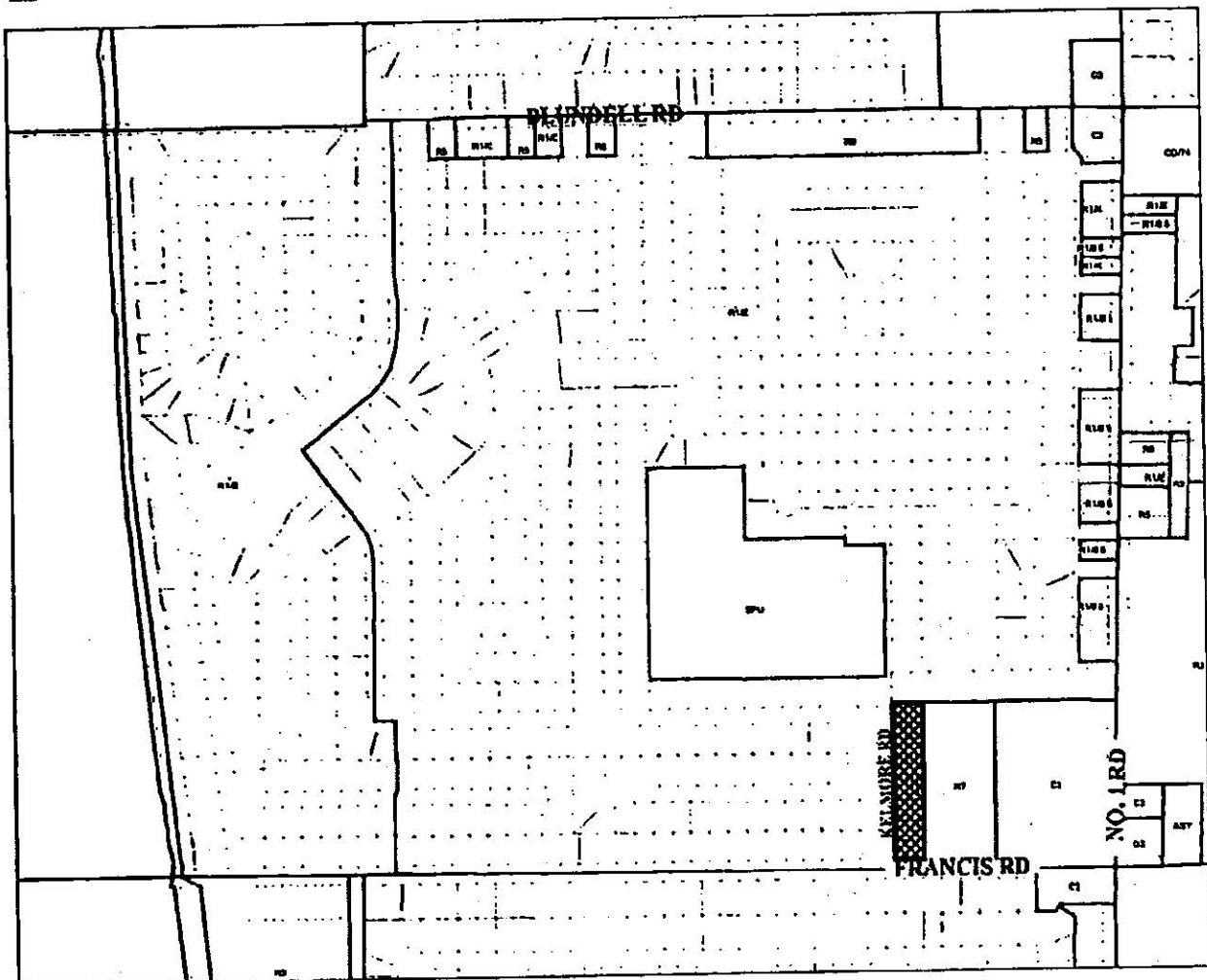
Question 1:

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☐ Agree☒ Disagree

Comments

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).

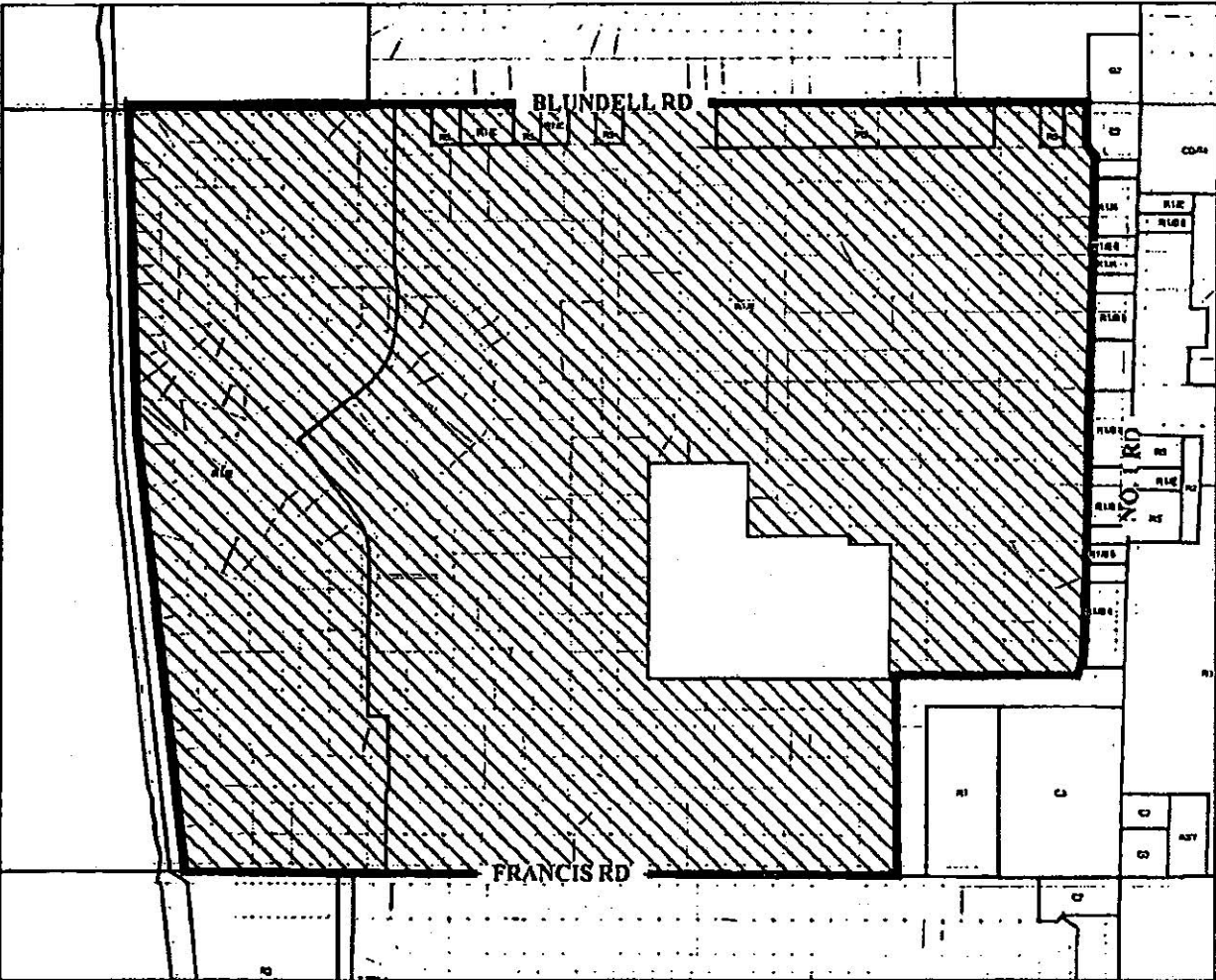
☒ Disagree

Comments

Question 3:

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☒ Agree ☐ Disagree



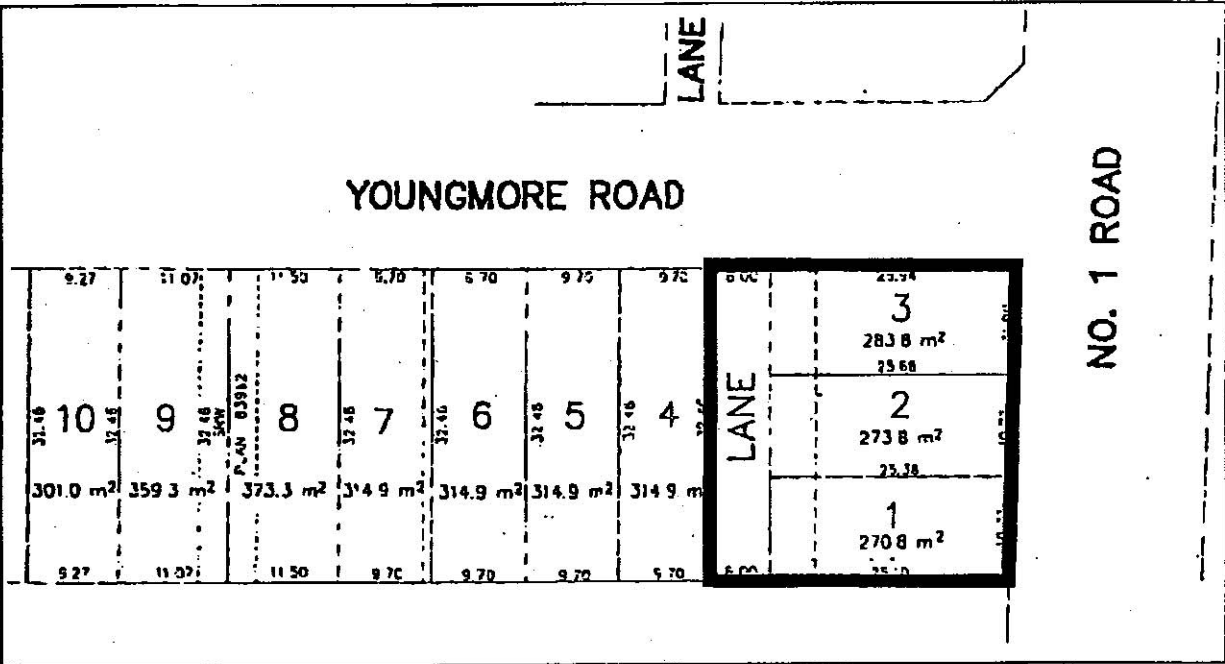
Comments

We do not want any changes to the lot widths.

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

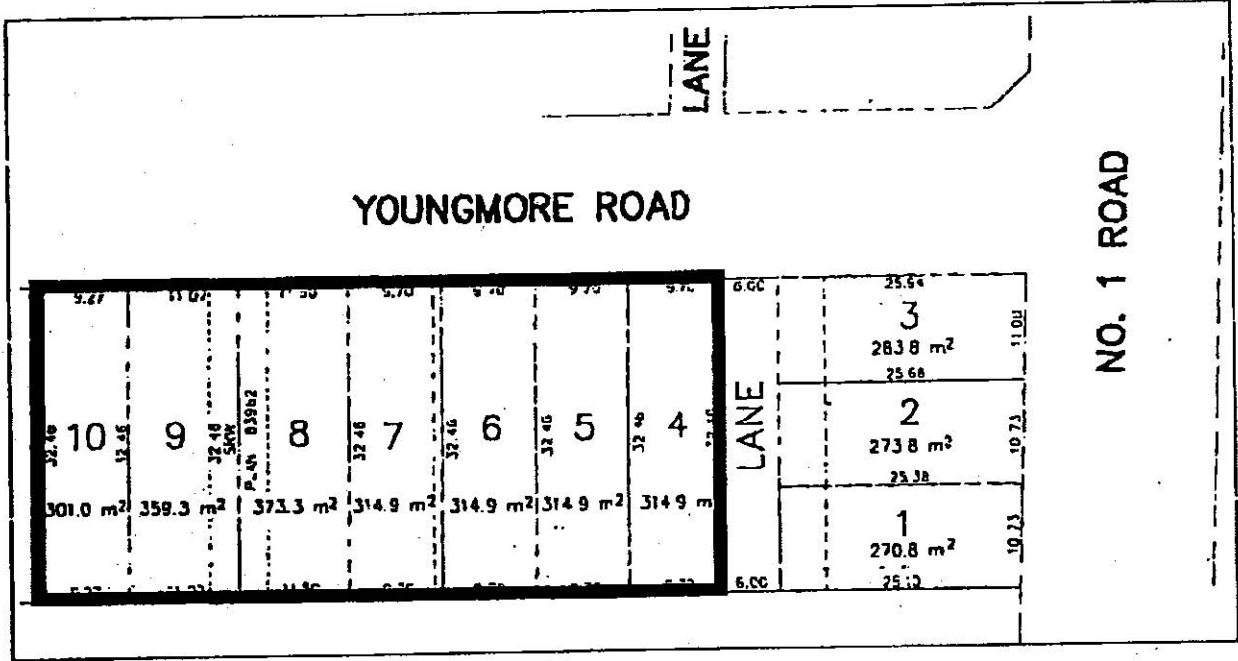


Comments

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.

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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 ਵਿੱਚ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਲਈ ਰਿਚਮੰਡ
ਮਲਟੀਕਲਚਰਲ ਕਨਸਰਨਜ਼ ਸੋਸਾਇਟੀ ਵਿਖੇ
604-279-7160 'ਤੇ ਦੋਨ ਕਰੋ**

Attention: EDWIN Lee



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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: Ken Miyazaki Address in Study Area: 3400 Newmore Avenue

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.

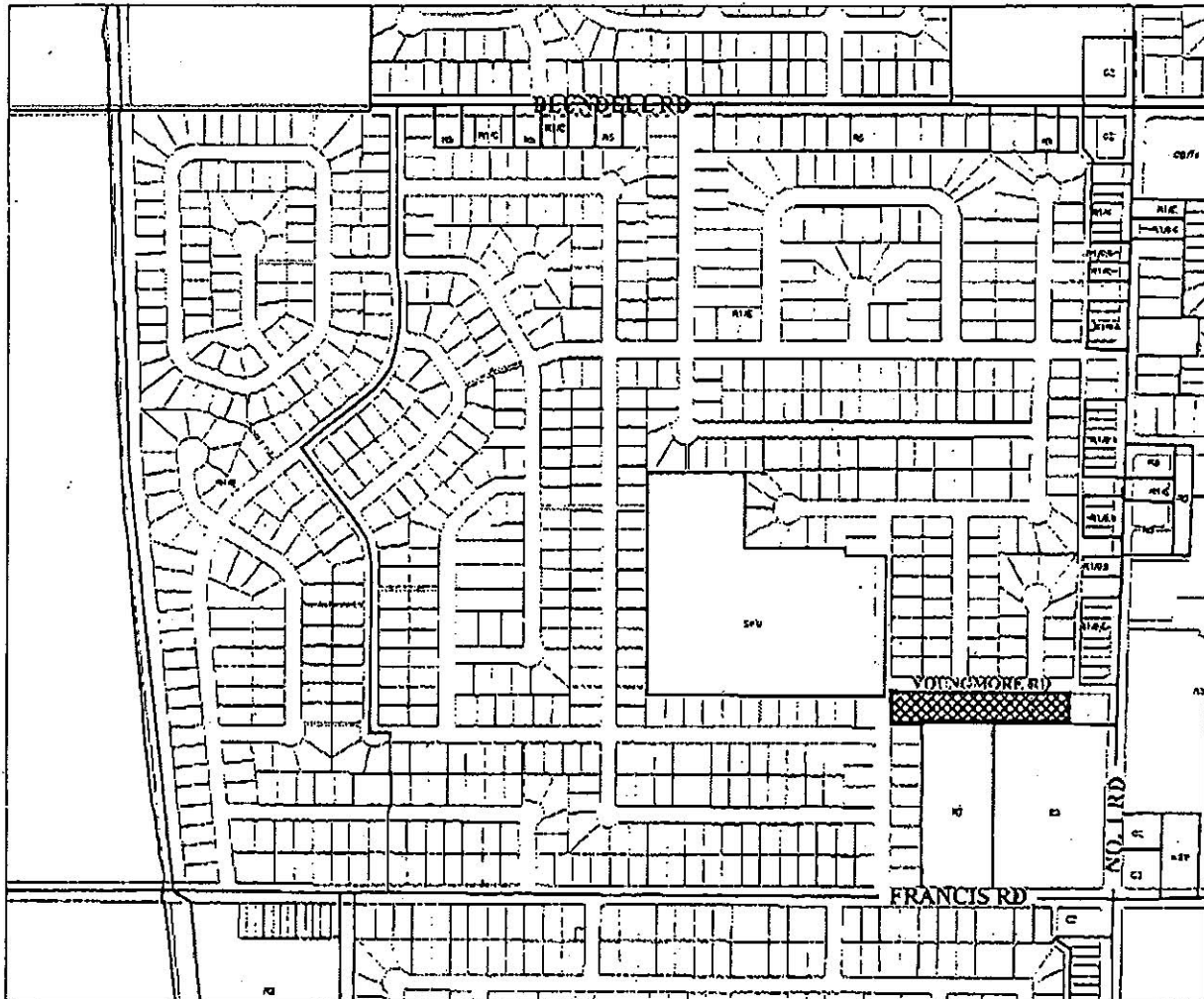
Ken Miyazaki

Question 1:

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☐ Agree

☒ Disagree



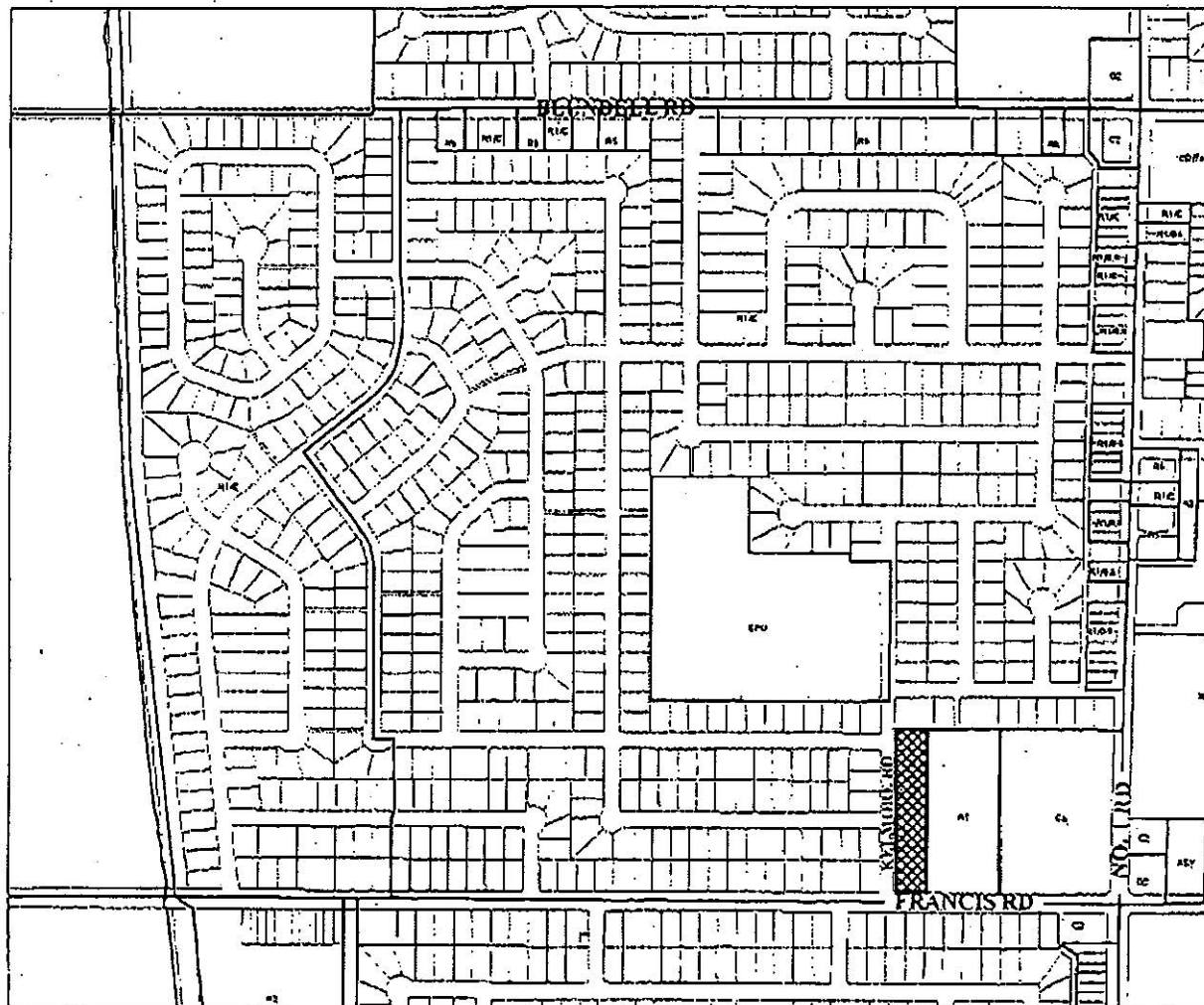
Comments

Youngmore Road is part of the Seafair neighbourhood and any change will ultimately affect the rest. We do not need smaller lots. If allowed, over time, the number of smaller lots will increase. The current lot size does not restrict the ability of the developer to put up houses on those lots.

KM

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

Of course not. This will have ramifications on the rest of the neighbourhood. It will set a precedent for the rest of the neighbourhood.

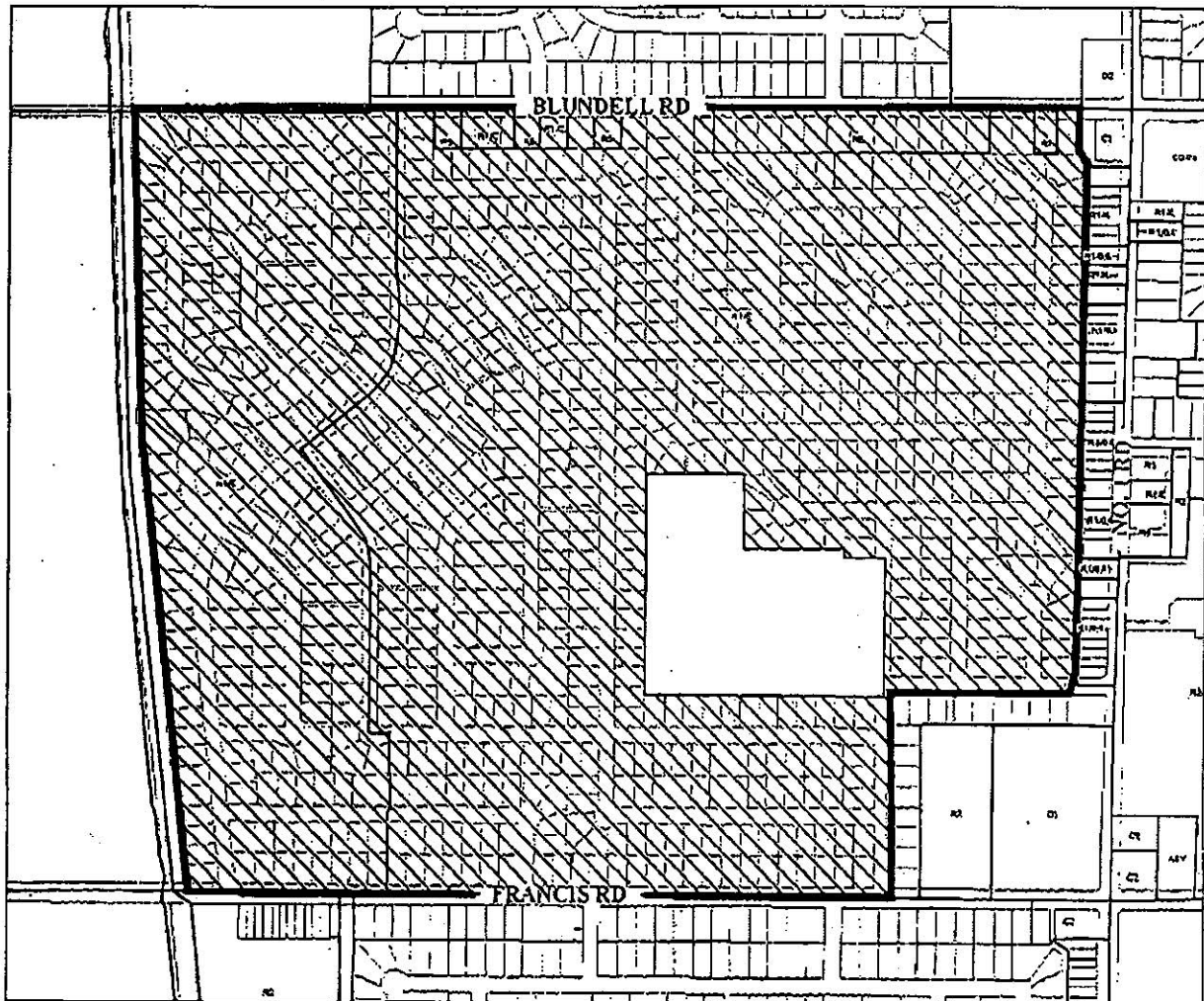
AM

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

Of course. Neither the Planning Dept or the developer have provided any information explaining how this rezoning could better the neighbourhood. While the current houses are in terrible condition, it is the fault of the developer. This reminds me of the joke about the kid who killed his parents and then asked for mercy from the court because he was an orphan.

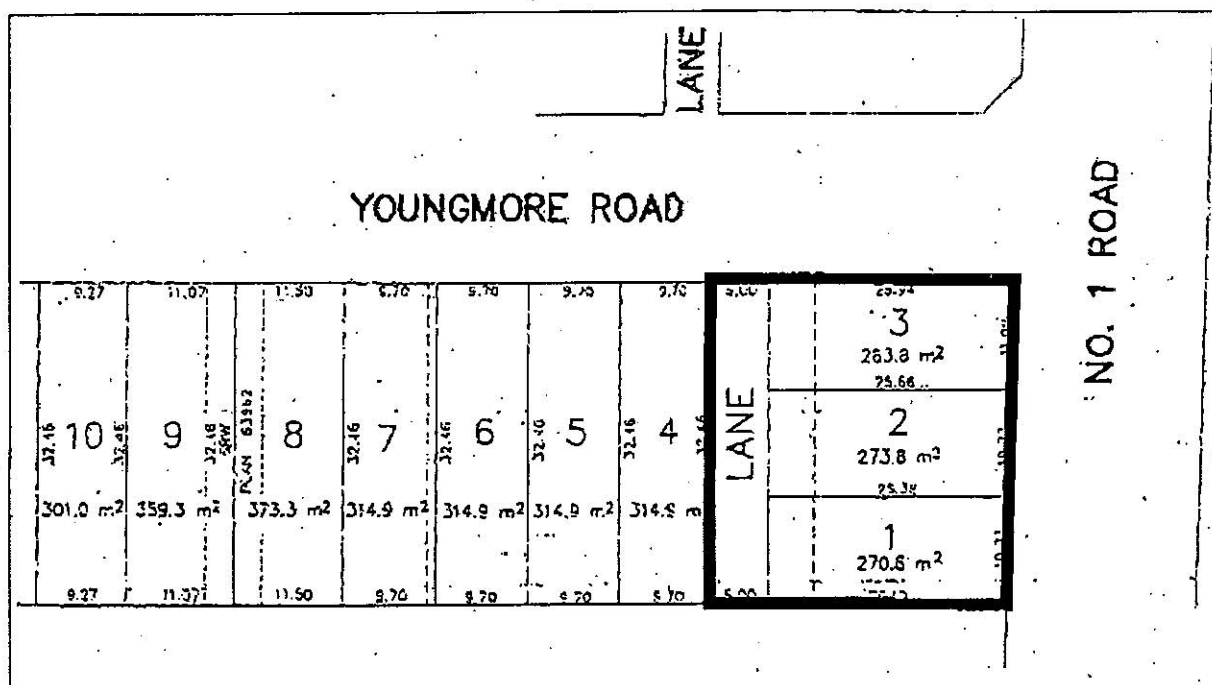
Why would any sane person be infavour of reducing lot width in the neighbourhood. With the recent development, if anything, lot widths should be increased.

KM

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**

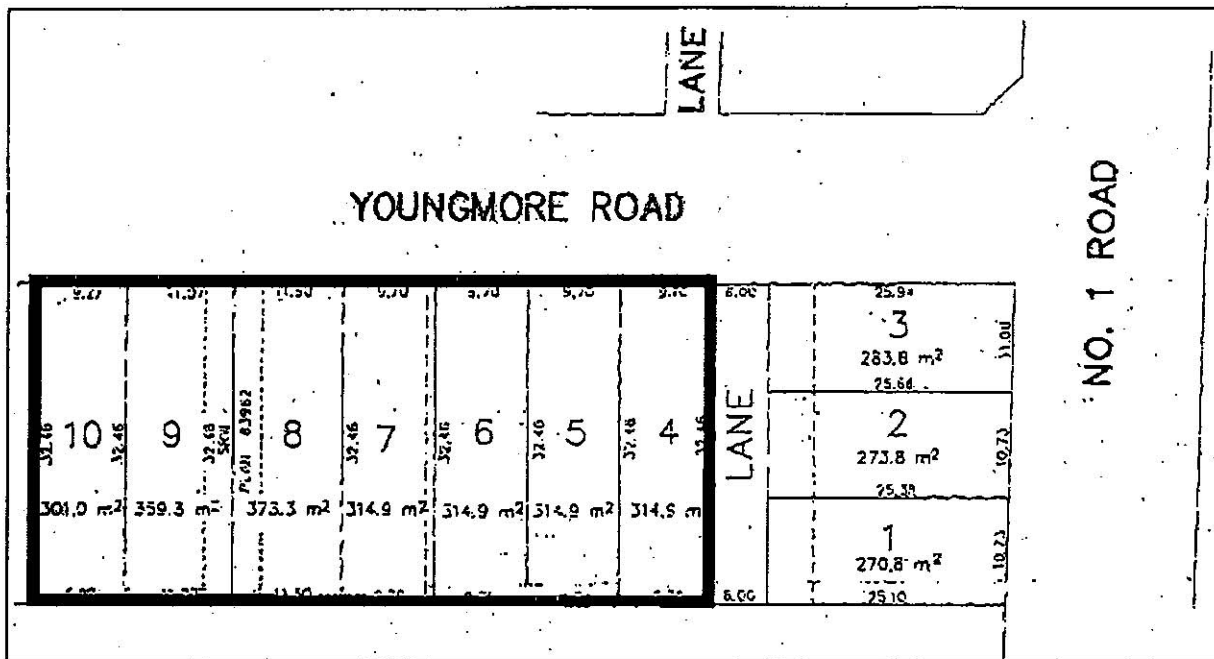
I strongly disagree. Initially, I thought that this could be OK. But after more careful thought, I realize that this will only encourage developers to seek more reduced lot sizes, to say no is not going to create a huge problem for the developer as he can build 3 houses on the three lots. If he overpaid for those lots with the expectation that he could further subdivide, then it means he was speculating and clearly the neighbourhood should not be negatively be impacted by speculators.

Question 5:

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☐ Agree

☒ Disagree



Comments:

No. It is just a way to make even more money for the developer while ruining the ambience of the neighbourhood. Being permitted to build seven houses on seven lots should be adequate.

Additional comments

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

I am disappointed by the Planning depts consultation process. I wonder if the process is just a dog and pony show to "consult" while the decision will be made on other basis. If you truly wanted neighbourhood input, the same five questions should not have been asked. In fact, like a decision tree, depending upon how people responded to the broad question (which is #3), it should have lead to other questions. For example, if 3 is a disagree, then 4 and 5 should be answered but if the answer was no, then they would not be required. Q4 and Q5 seems to be subsets of Q1. If someone is not in favour of reducing lot sizes along Youngmore in Q1, then they should not be in favour of redevelopment as listed in Q4 and Q5.

If you keep on asking the same question in varied forms, one could assume that you know what answer you would like and if you ask it in enough ways, you may be able to get the answer you are looking for.

The issue is not really a change of lot size for Youngmore road but really whether the lot size in the Seafair neighbourhood should be reduced. This question is not straightforwardly asked in Q 3 and it should be the response to Q3 that should drive Council's decision.

I think that rezoning does have a place a communities change and the need for a change from Industrial/commercial/ residential needs to be reviewed. These changes should be considered based on the needs of the community. However, what we have before us is really a street variance regarding minimum lot size and the key driver appears to be additional profit for a property aggregator/developer. There is no demonstrated need for this change.

PS - I filled this form out once but I am not sure if the feedback was automatically recieved. This is my second time and I am printing it off and faxing it in.

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電話：604-279-7180

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ਮਲਟੀਕਲਚਰਲ ਕਨਸਰਨਜ਼ ਸੋਸਾਇਟੀ ਵਿਖੇ
604-279-7160 ਤੇ ਫੋਨ ਕਰੋ

FAX

→ Edw Lee.



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

Name: CURT NAUMANN Address in Study Area: 3720 TINDORE PL.

Please indicate whether you are a;

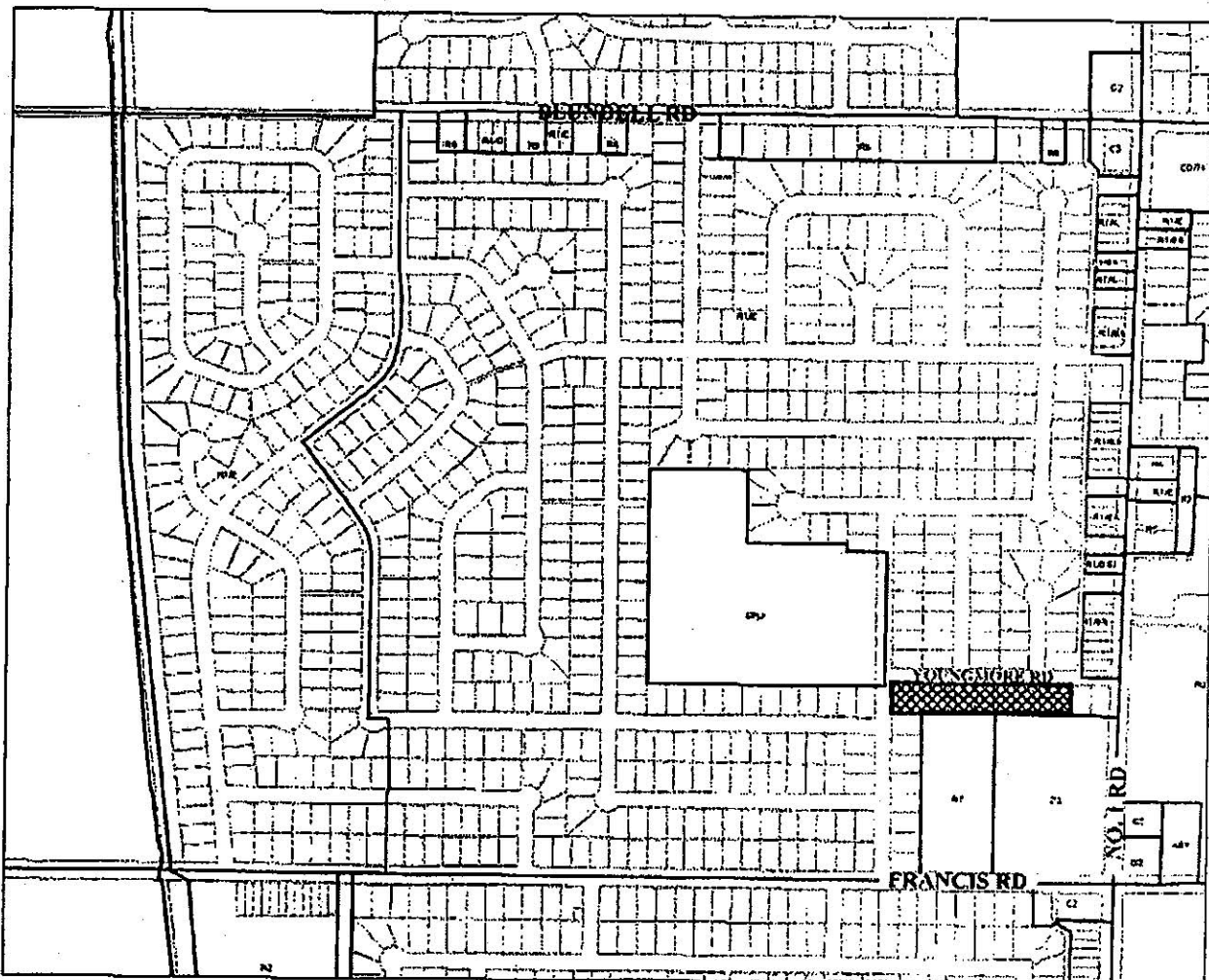
☒ Property Owner

☒ Resident

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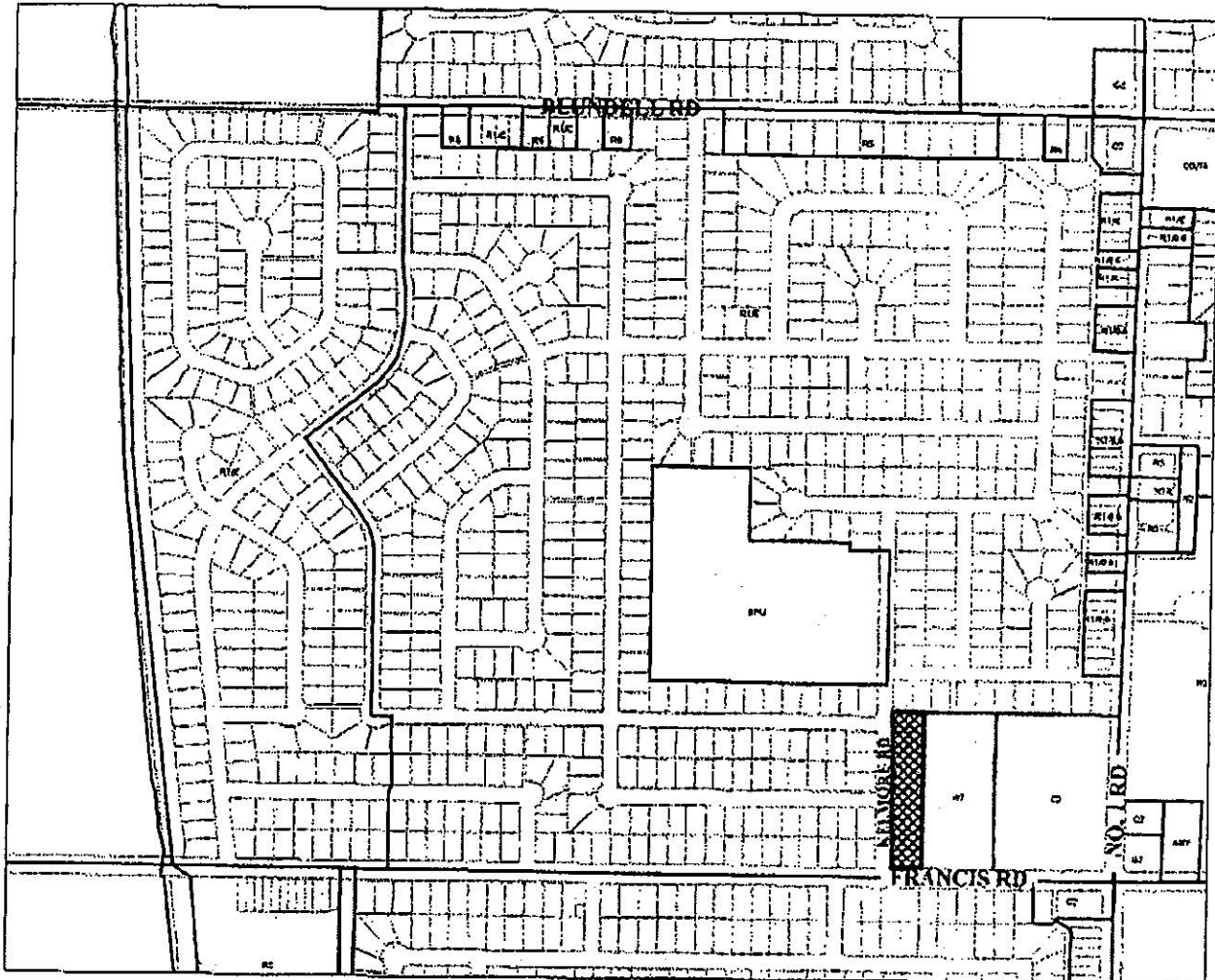
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☐ Agree☒ Disagree**Comments**

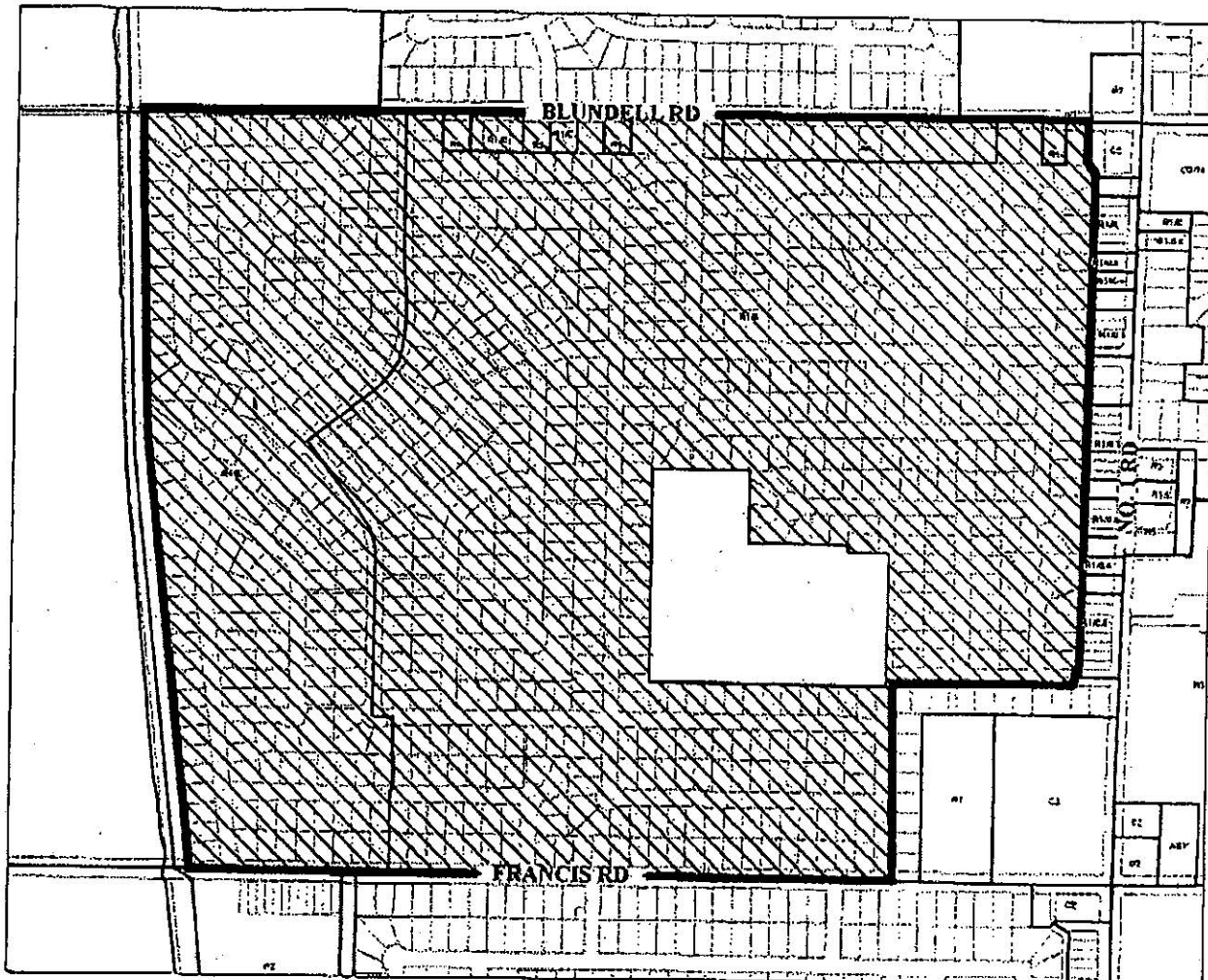
Question 2:

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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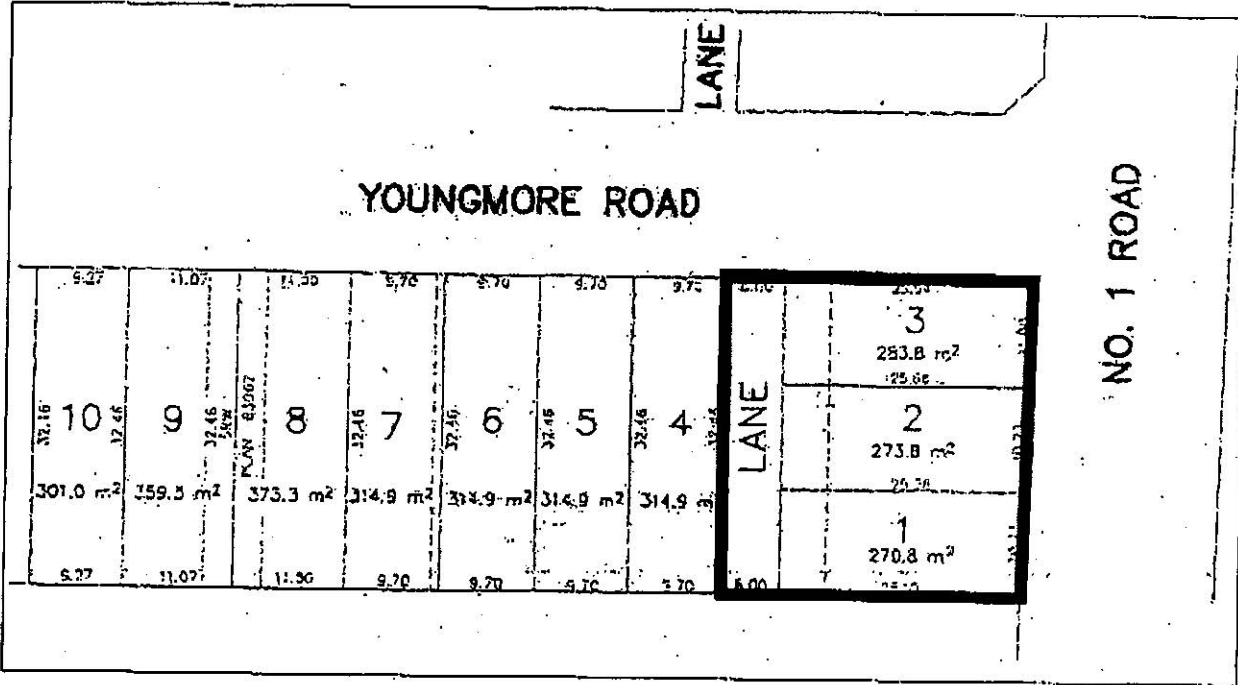
☒ Agree☐ Disagree**Comments**

Question 4:

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



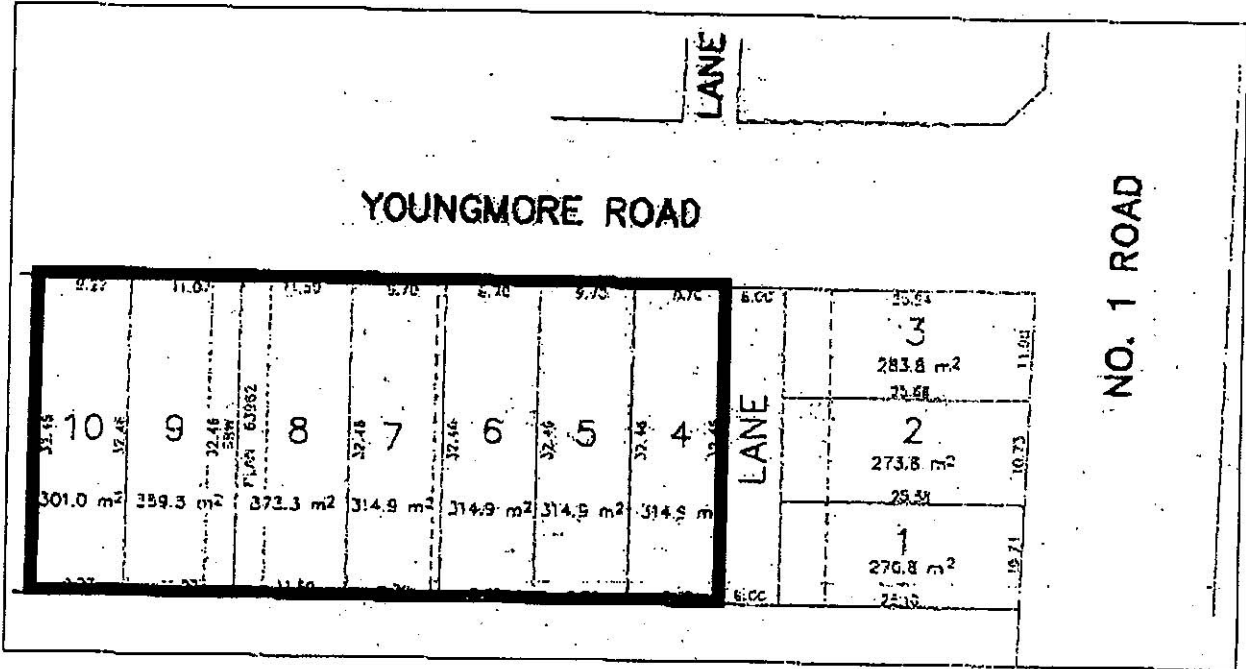
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☐ Agree

☒ Disagree



Comments

Additional comments

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

The properties on the south side of Youngmore have been allowed to deteriorate in an attempt to encourage rezoning. We should not reward the developer for allowing this to happen. It could set a precedent and we may see other "development" properties in our neighborhood begin to be neglected. Also, I see no reason why this increase in density is required. There are many other areas in Richmond already approved for higher density; for example, those on arterial routes.

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電話: 604-279-7180

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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: JAMES JORDAN Address in Study Area: 3400 ULLSMORE AVE.

Please indicate whether you are a;

☒ Property Owner

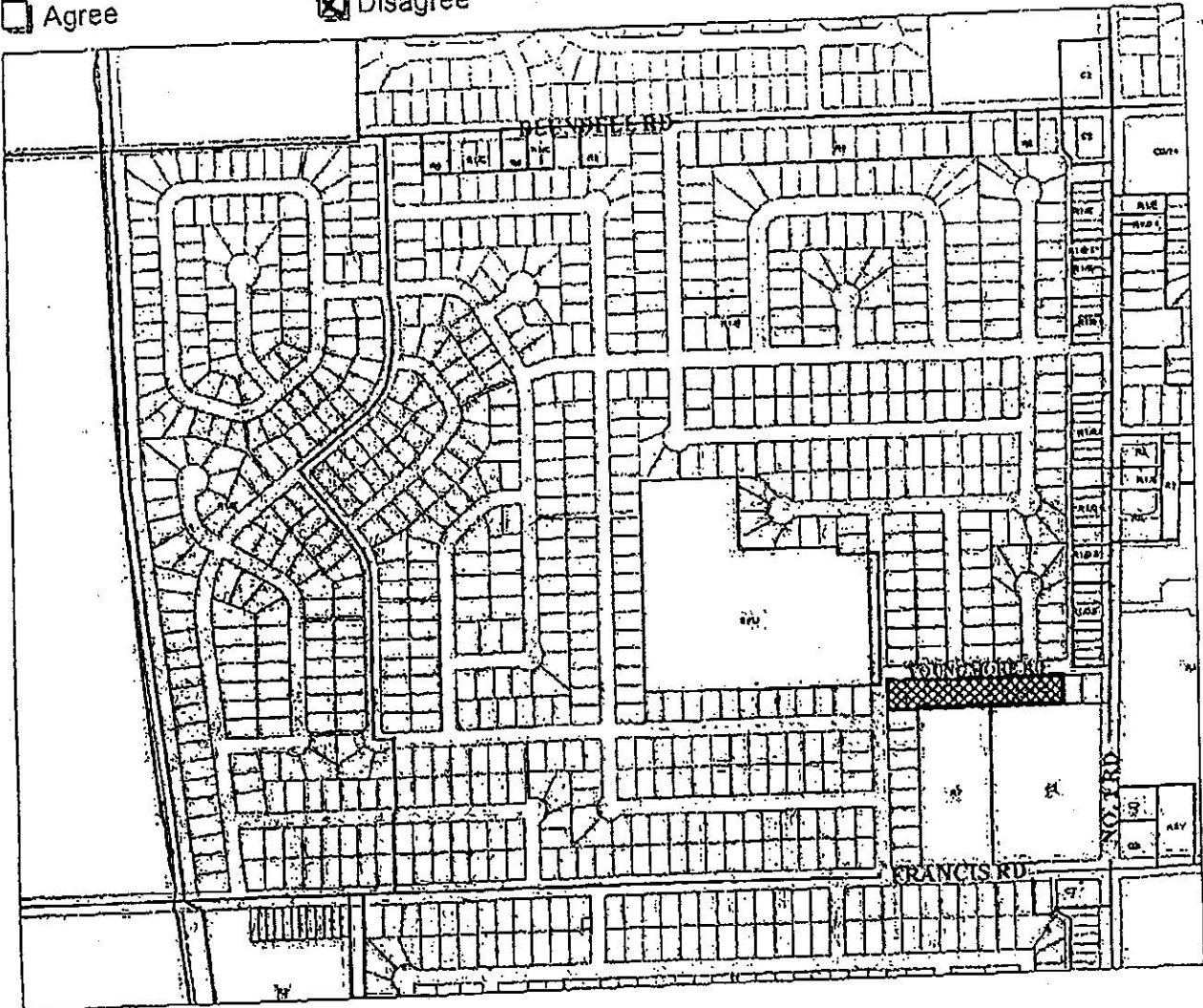
☒ Resident

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TO: EDWIN LEE, PLANNING TECH, CITY OF RICHMOND
604-276-~~4121~~ 4052
FROM JIM JORDAN, 604 277-4139

Question 1:

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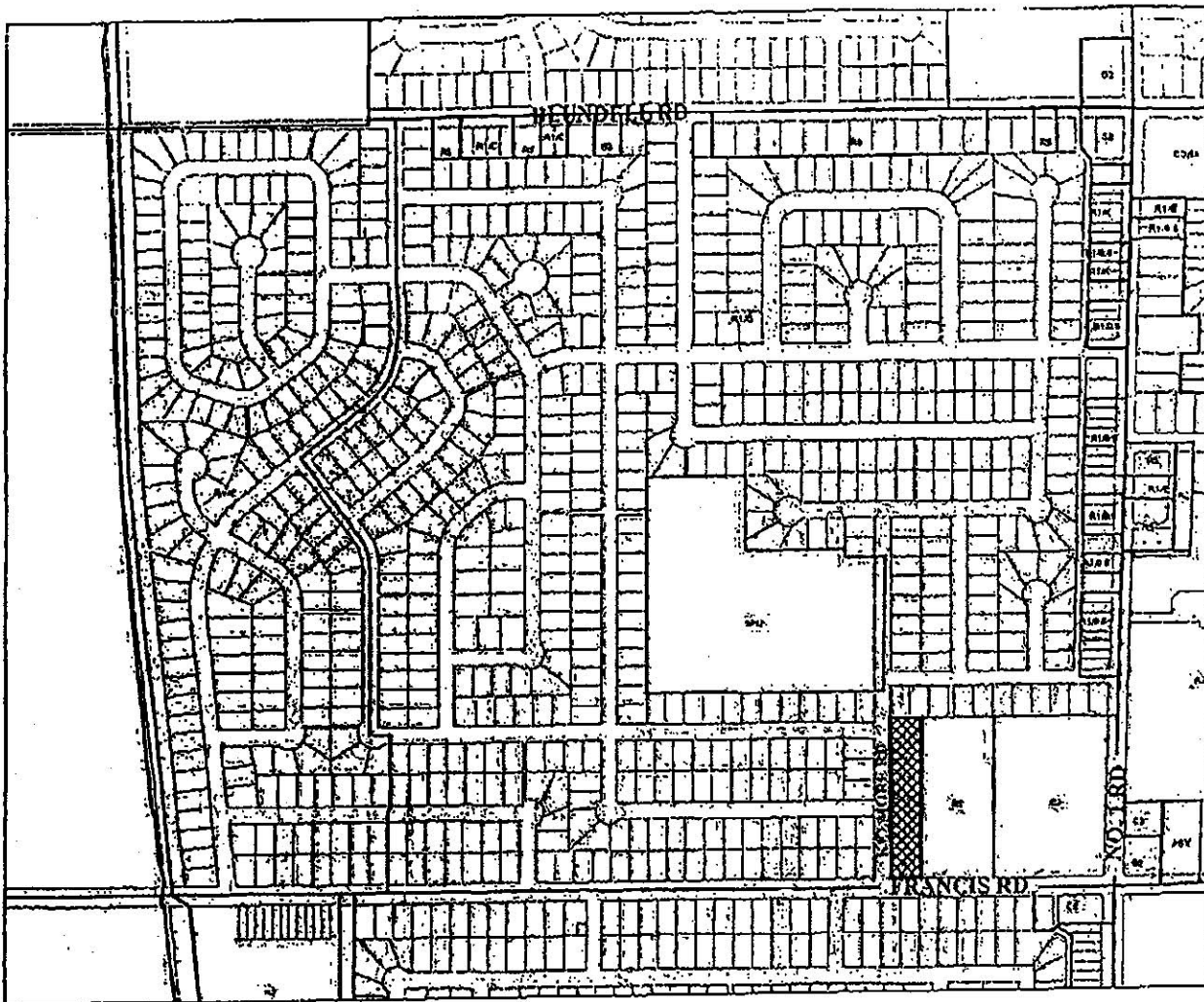
☐ Agree☒ Disagree

Comments

AS A 50 YEAR OWNER AND RESIDENT IN THE STUDY AREA AND A FORMER MEMBER OF THE MEGA HOUSE TASK FORCE WHO STUDIED THIS AREA IN RELATION TO SET BACKS, MAXIMUM HOUSE SQUARE FOOTAGE AND DESIGN ON R/E LOTS RECOMMENDATIONS WHICH WERE ADOPTED. I AM IN FAVOUR OF LEAVING STUDY AREA AS IS WITH NO EXCEPTIONS AND NO INCURSIONS

Question 2:

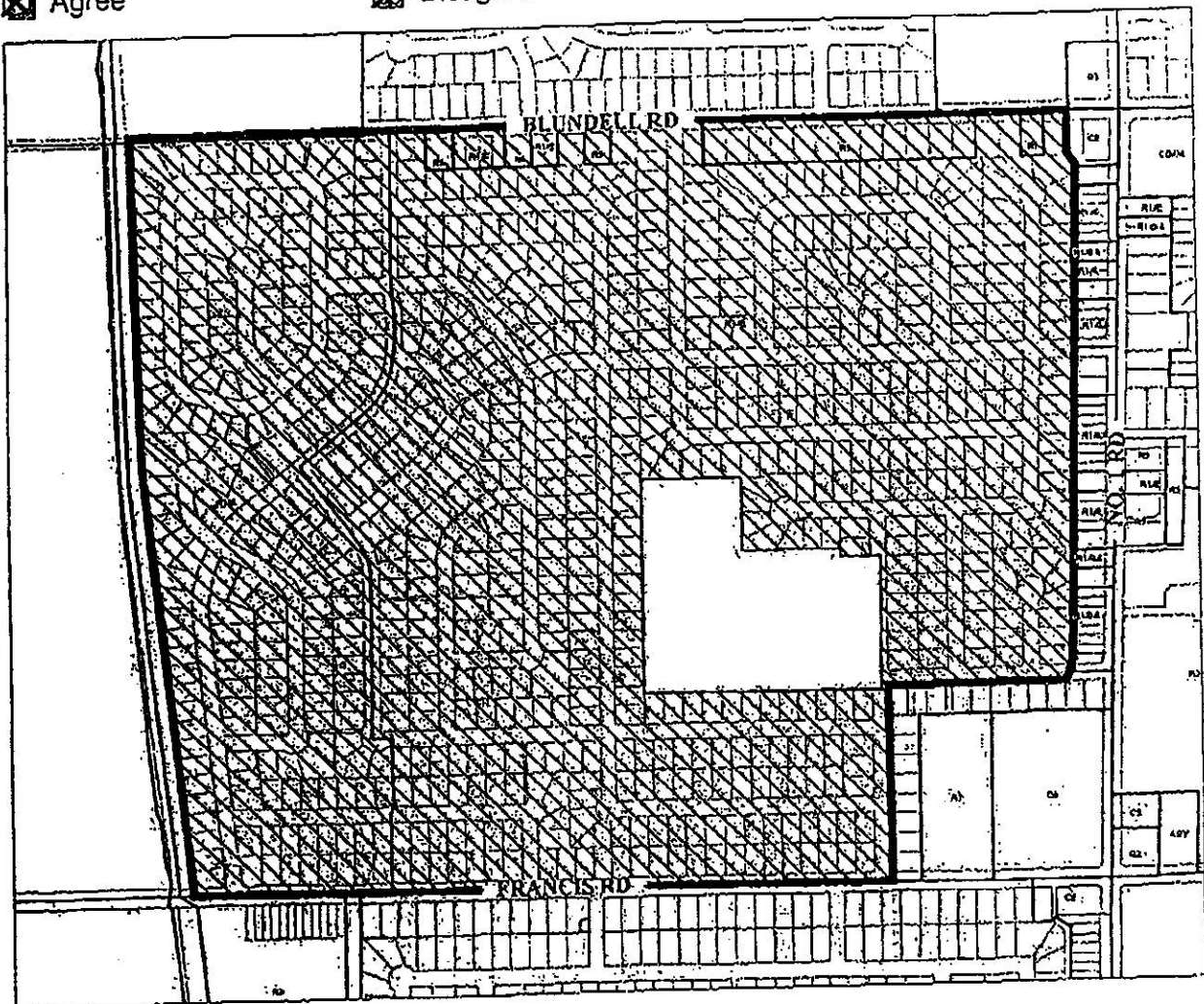
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☐ Agree☒ Disagree**Comments**

SAME AS QUESTION #1

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☒ Agree☒ Disagree**Comments**

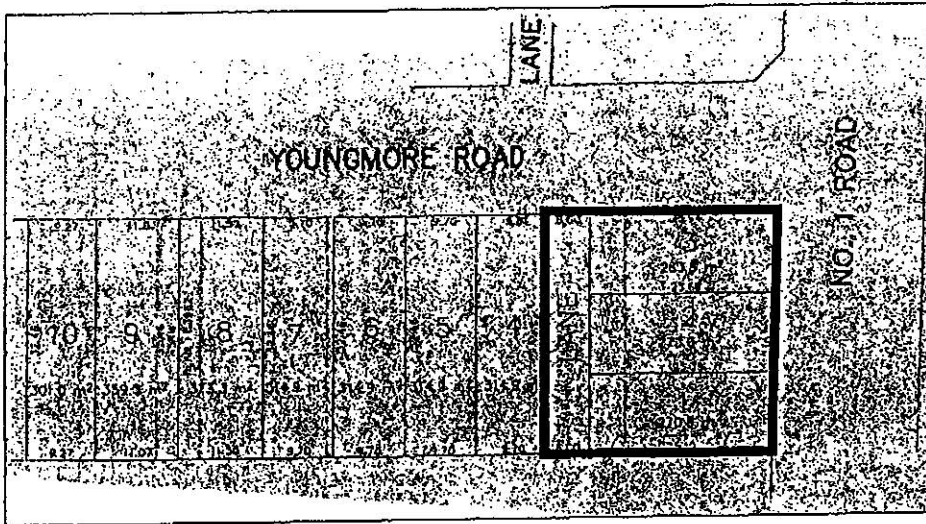
THIS QUESTION IS WORDED IN SUCH A WAY THAT IT CAN BE TAKEN THAT THE REZONING OF YOUNGMORE AND KELMORE HAVE ALREADY TAKEN PLACE. THIS QUESTION SHOULD HAVE READ I AM IN FAVOUR OF KEEPING THE MINIMUM LOT WIDTH WITHIN THE STUDY AREA (WHICH INCLUDES BOTH SIDES OF KELMORE AND YOUNGMORE) 18M WIDE PLUS UNDERLINED REMARKS

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



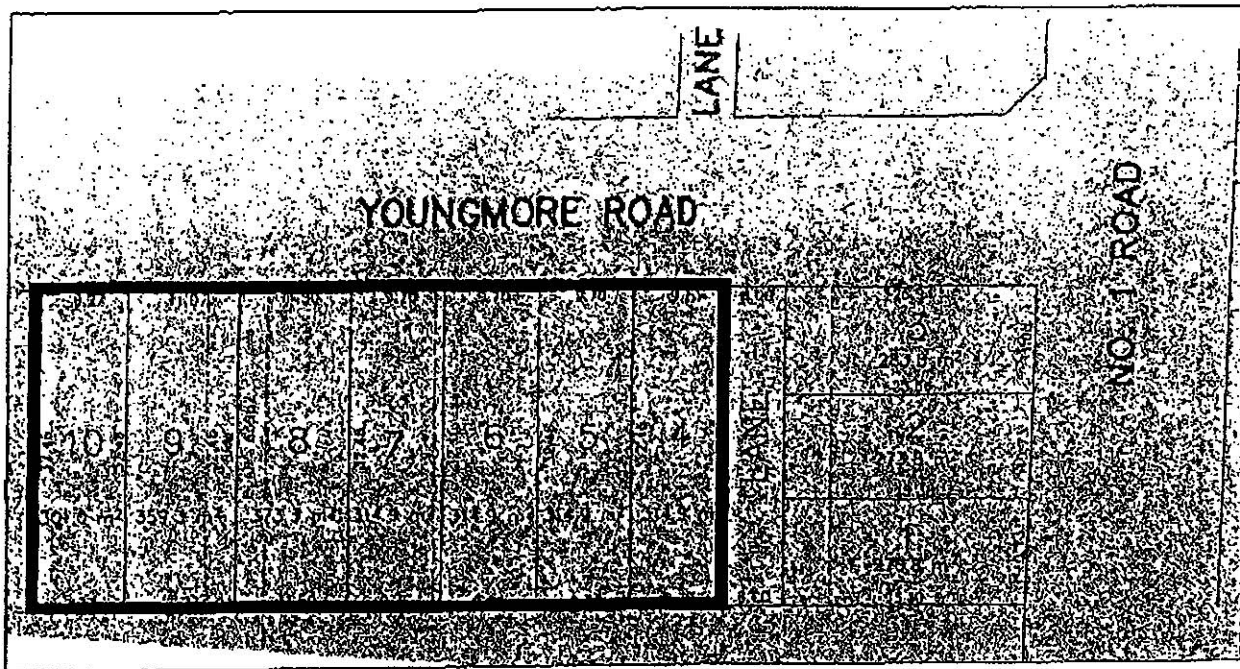
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☐ Agree

☒ Disagree



Comments

Additional comments

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

I SUGGEST THAT ~~THE~~ ZONING AND DEVELOPMENT PERMIT BE DENIED AND THAT DEVELOPER BE ADVISED TO DEVELOP PROPERTIES IN ACCORDANCE WITH PRESENT ZONING.

I SUGGEST THAT THE ~~MANUWAY~~ IN WHICH THIS STUDY IS BEING COMMUNICATED TO OWNERS AND RESIDENTS OF THE STUDY AREA LEAVES MUCH TO BE DESIRED. AS A PERSON WHO WAS INVOLVED IN THE PLANNING PROCESS (PUBLIC MEETINGS, PLANNING AND COUNCIL PANELS, ESTABLISHMENT OF CITIZENS COMMITTEE, OPEN COMMITTEE MEETINGS TO CITIZENS CONCERNED, CITIZENS COMMITTEE REPORT WITH RECOMMENDATIONS, I BELIEVE THAT THE PLANNING DEPARTMENT HAS FAILED US THE TAXPAYER IN UNDERTAKING A FLAWED SO CALLED PUBLIC PLANNING SURVEY. IN THIS INSTANCE

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

Name: Christian Tuazon **Address in Study Area:** 8440 Fairbrook Cres.

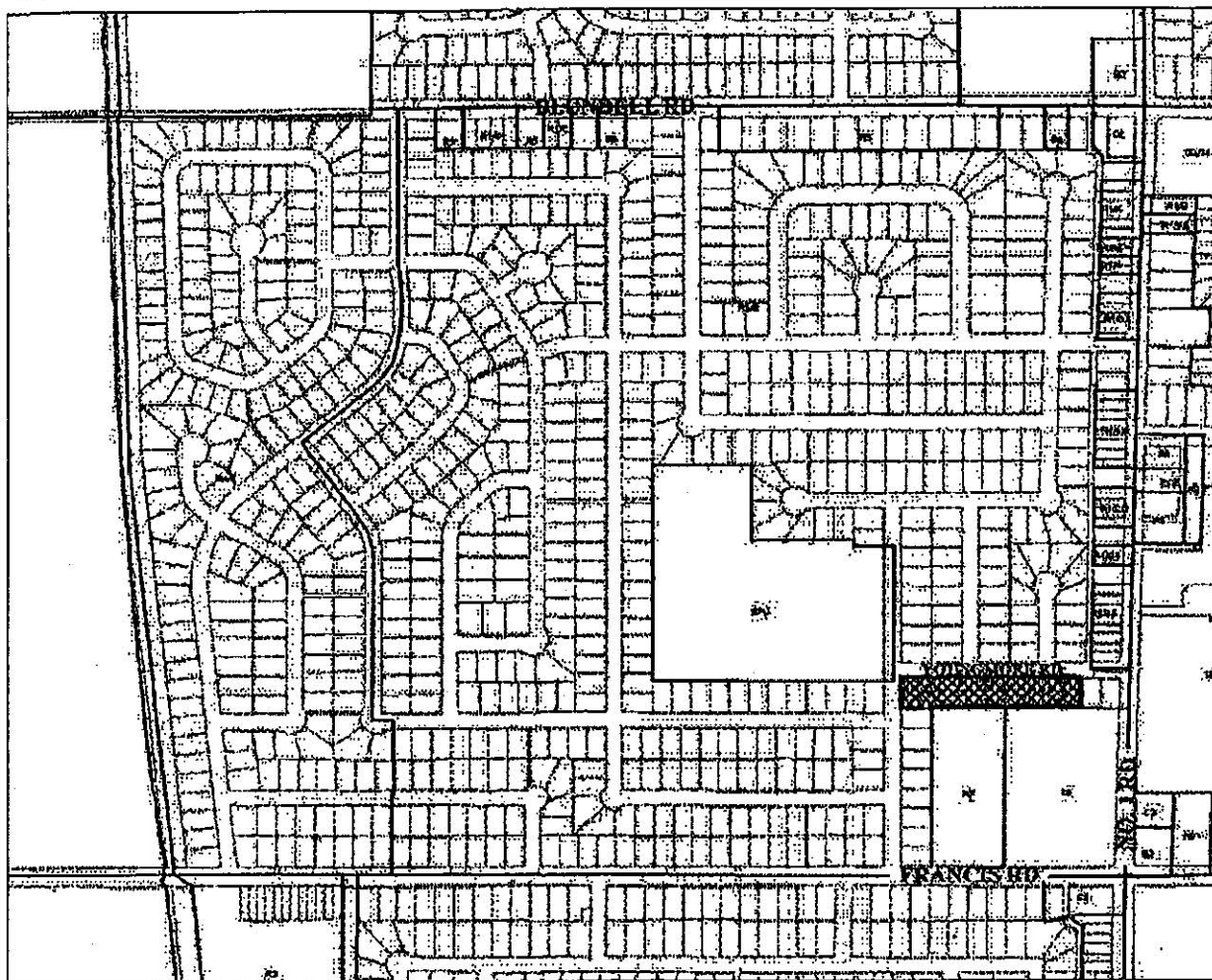
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☒ **Property Owner** ☐ **Resident**

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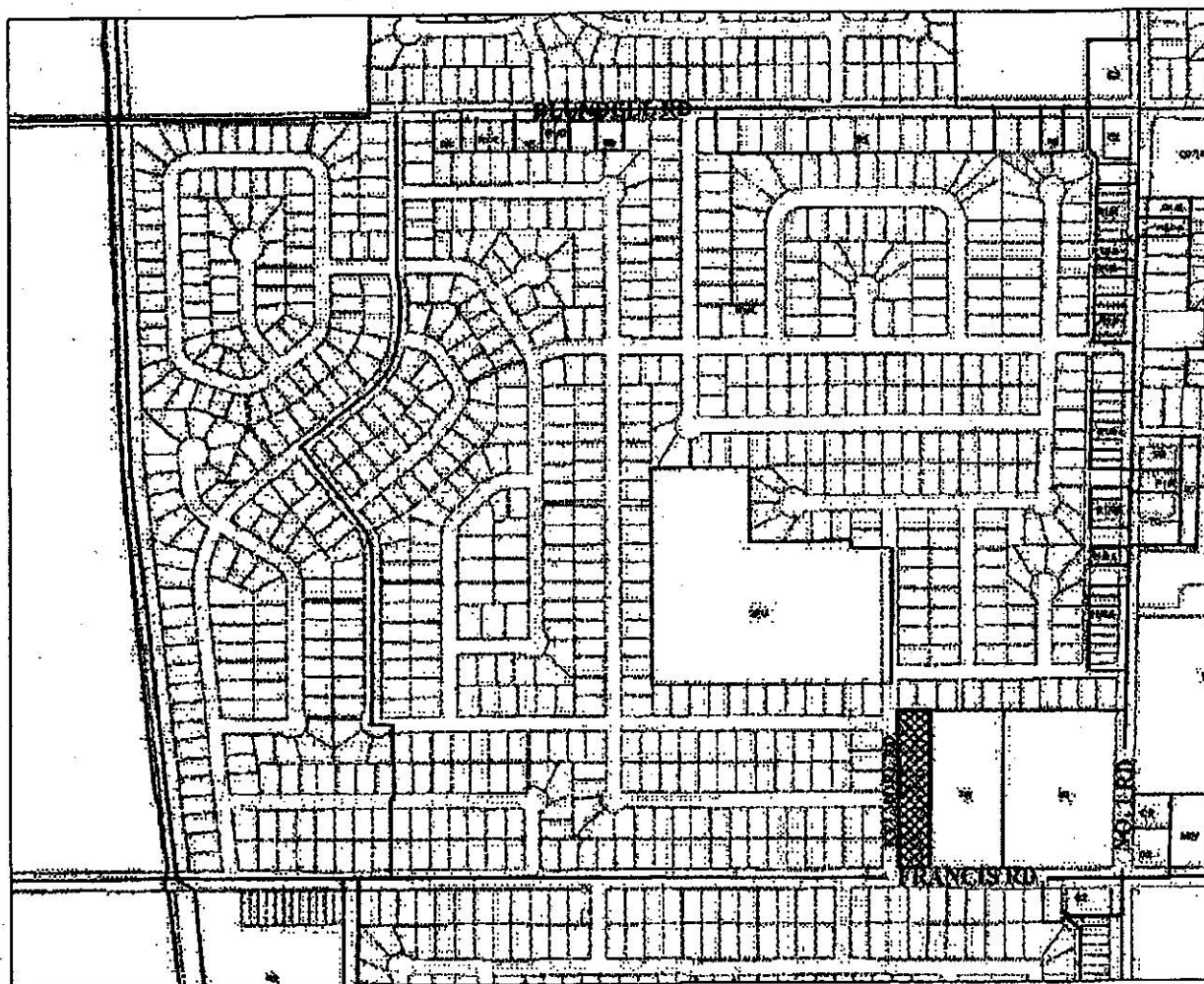
Question 1:

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).

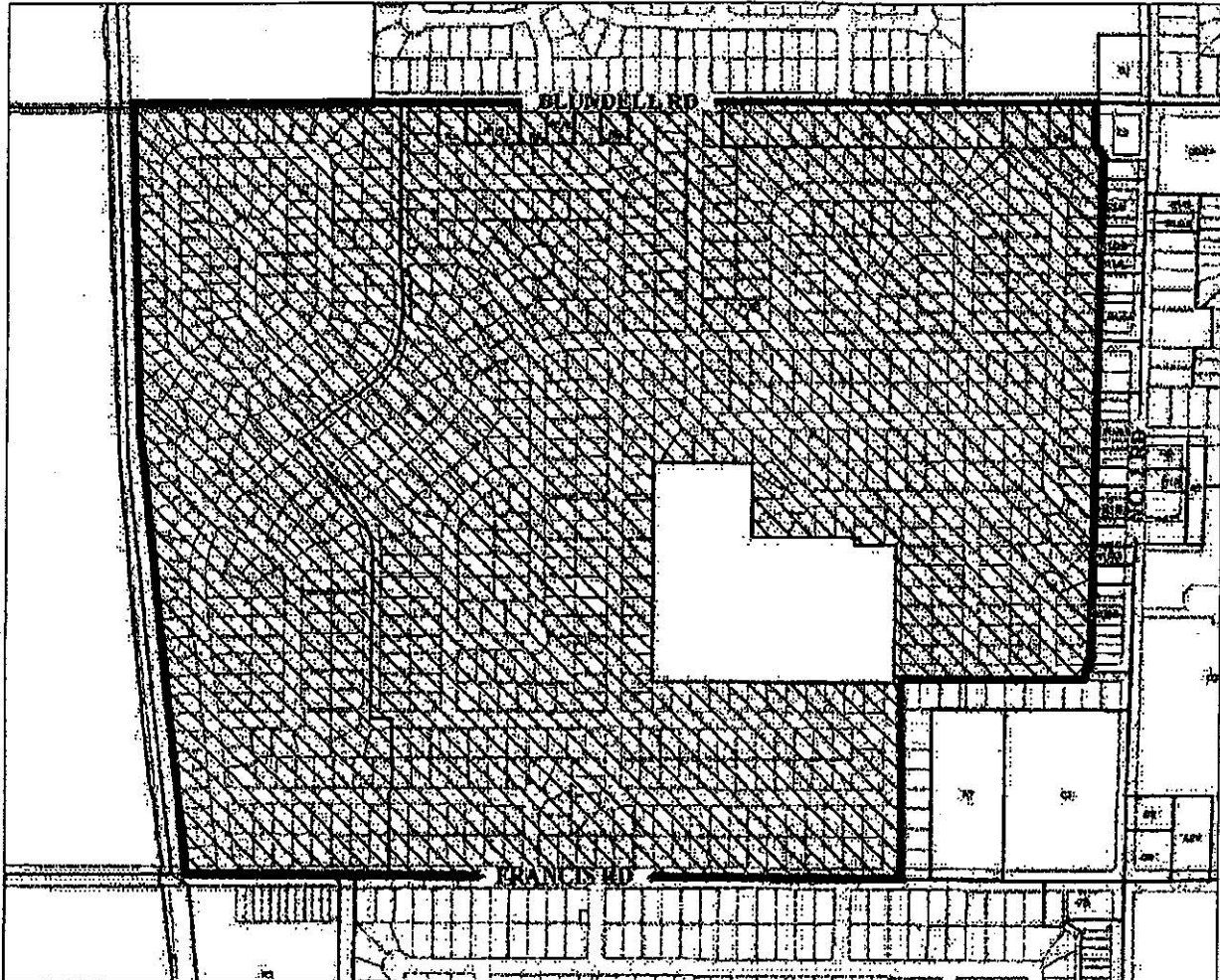
☒ Agree☐ Disagree**Comments**

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

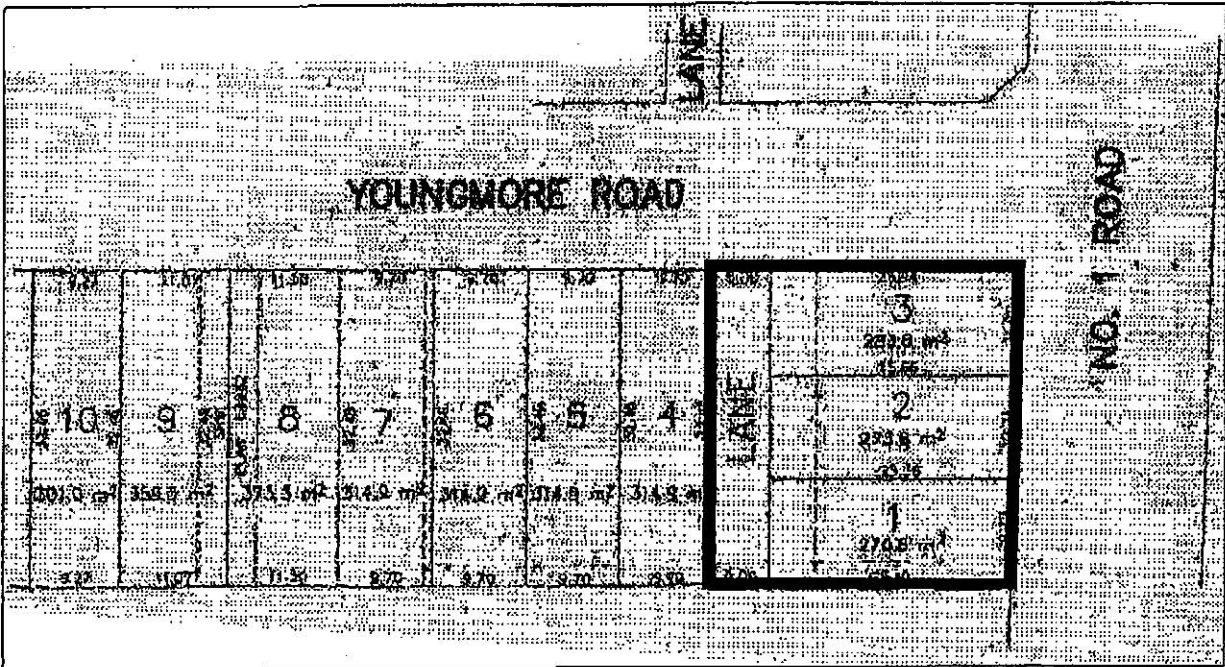


Comments

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



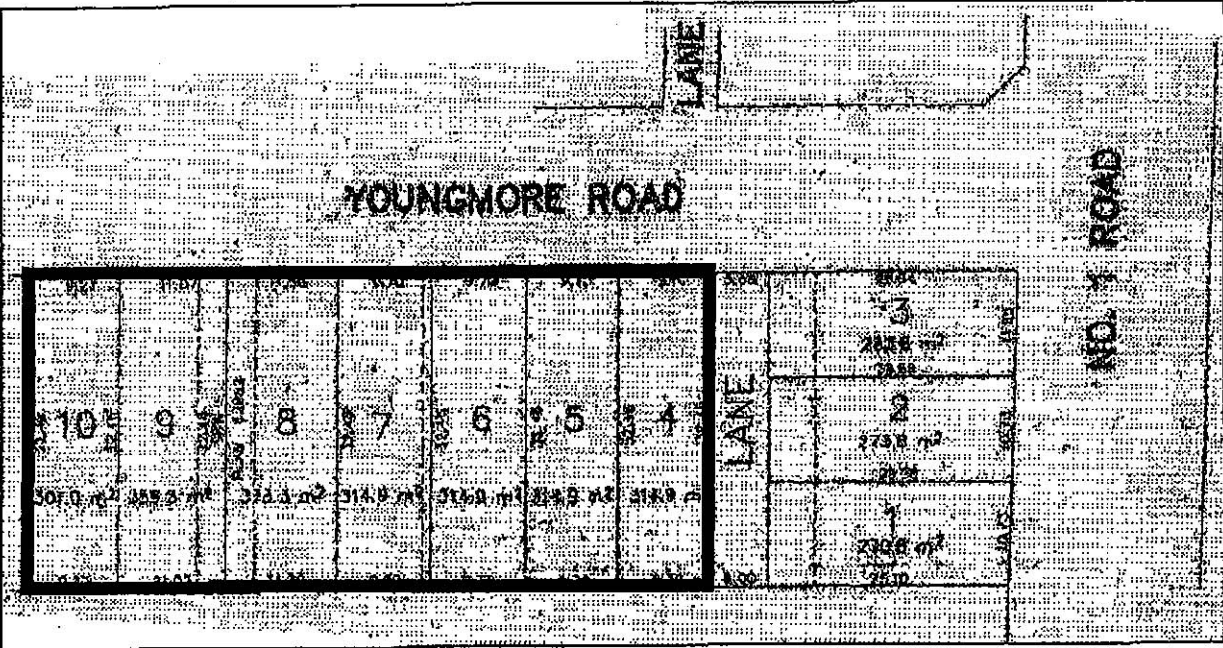
Comments

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, Subdivison 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 feel that due to the increasing number of people moving to Richmond, it only makes sense to make use of the available residential land through densification, and thus lessen the need to put more pressure on agricultural land for development. The properties on the arterial roads in this area have already been allowed and have brought in needed new single family housing in Richmond. Residential land in Richmond is finite, and with the coming of large numbers of apartments and condominiums, more single family dwellings are needed for balance and for families that want that option. Although allowing subdivision will bring in short term disruption due to construction, it will in turn leave new homes instead of ones which have been neglected. These new homes would be more energy efficient unlike the many older homes now which do not even have insulation. I also like the idea of new development prompting the finishing of street curbs and sidewalks for more appeal.

Subdividing their lot is not for everyone. If some homeowners still like their large lot, then they would still have the right not to subdivide.

Thank you for taking the time to complete the survey. Please return the completed Feedback Form on or before February 15, 2008 by mail or by fax to Edwin Lee at 604-276-4052.

An online Feedback Form is also available on our City Website at <http://www.richmond.ca/services/planning/projects/lotsize.htm>

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Please contact Edwin Lee, Planning Technician, at 604-276-4121 if you have any questions regarding the Lot Size Study.

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

ਪੰਜਾਬੀ ਵਿੱਚ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਲਈ ਸੰਪਰਕ
ਮਰਦੀਵਨਬਰਨ ਬਨਸਰਨਜ ਸਿੰਘਰੀ ਵਿਖੇ
604-279-7160 ਤੇ ਕਰੋ



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:

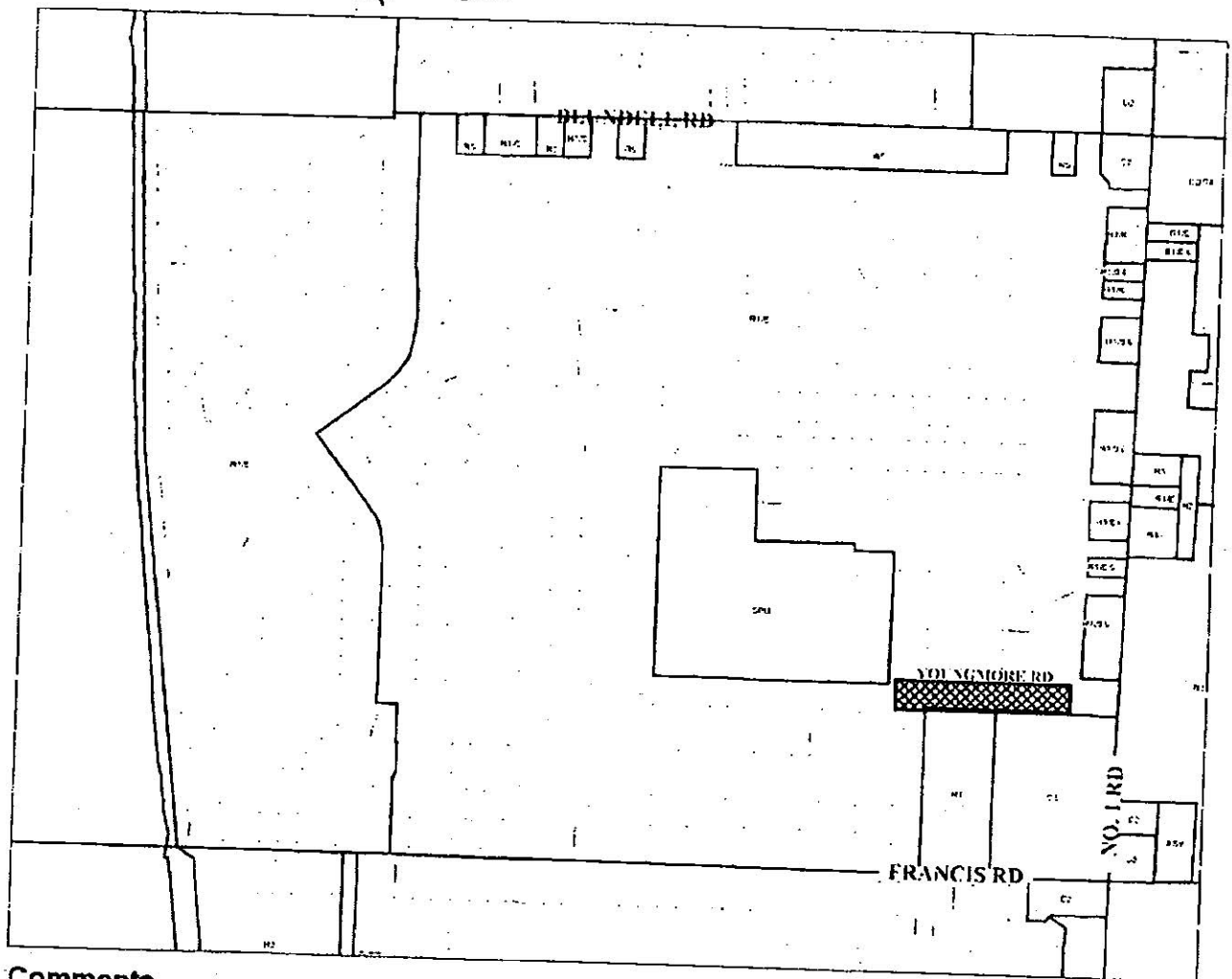
Name: LEE WING JIN, LEE STELLA Address in Study Area: 8200 BAIRDMORE CRES.
LEE SHU CHING YONG RICHMOND, B.C. V7C 1M7
LEE SUSAN SHIU SHAN

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.

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).

☒ Disagree

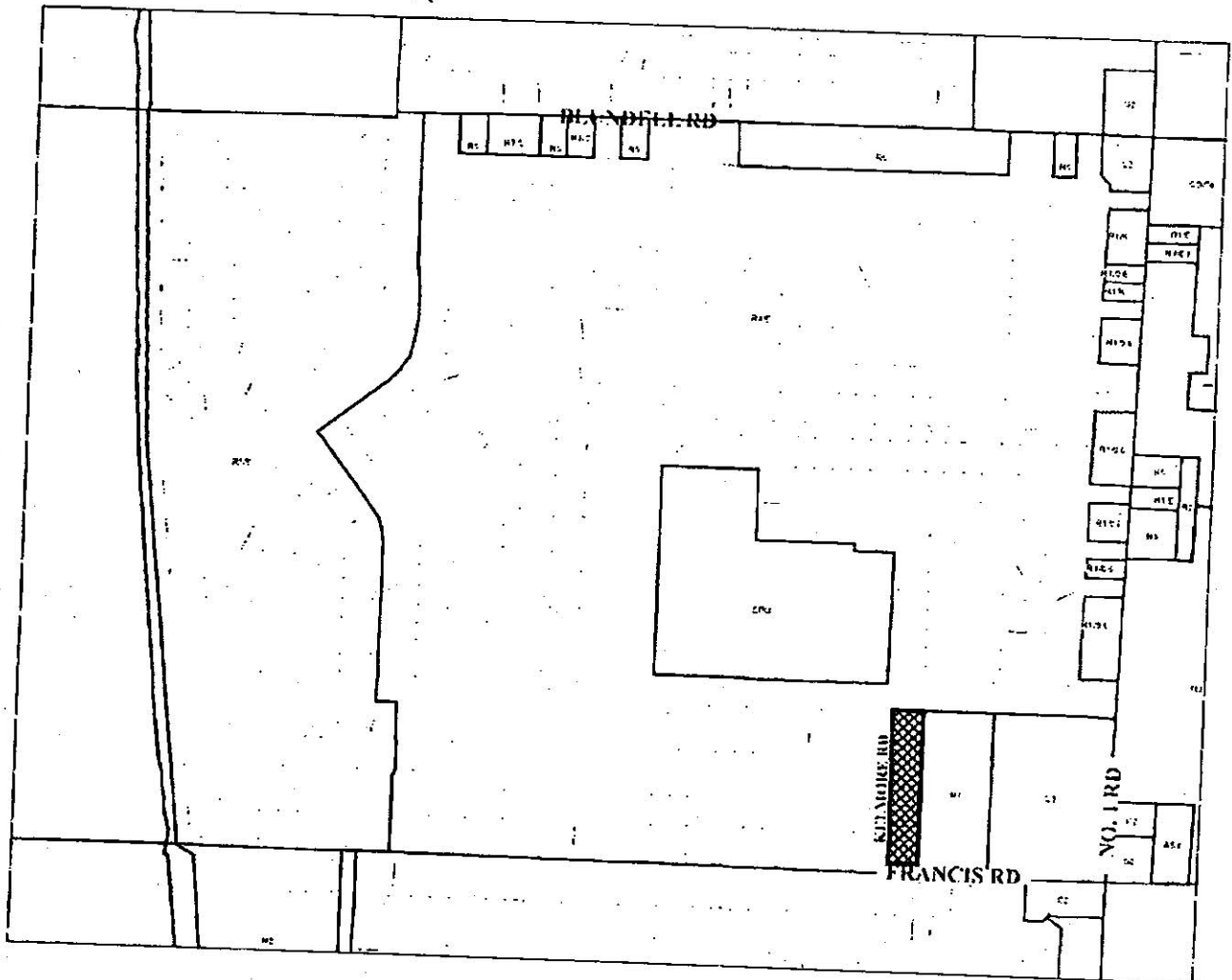
Comments

Question 2:

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☐ Agree

☒ Disagree



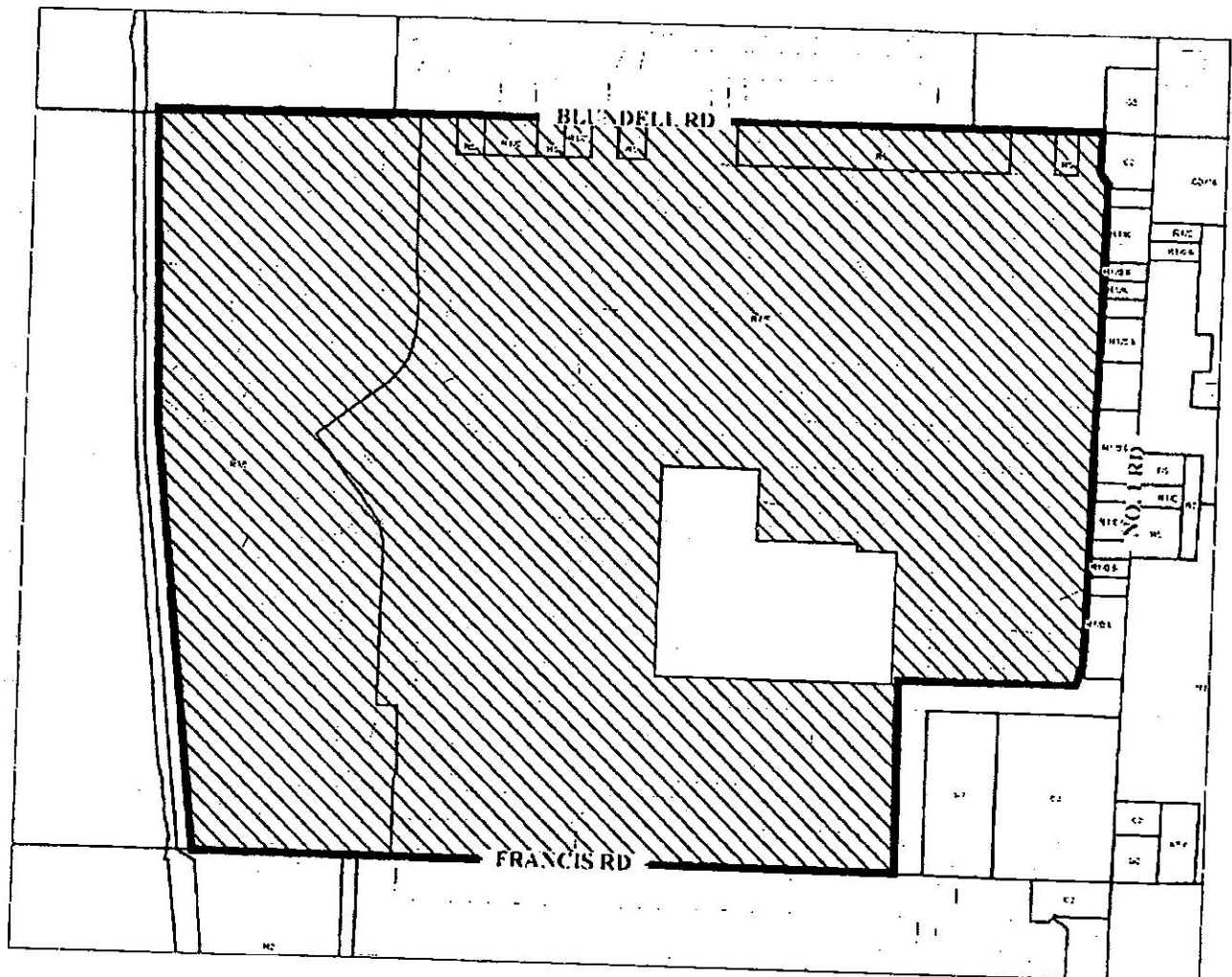
Comments

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**

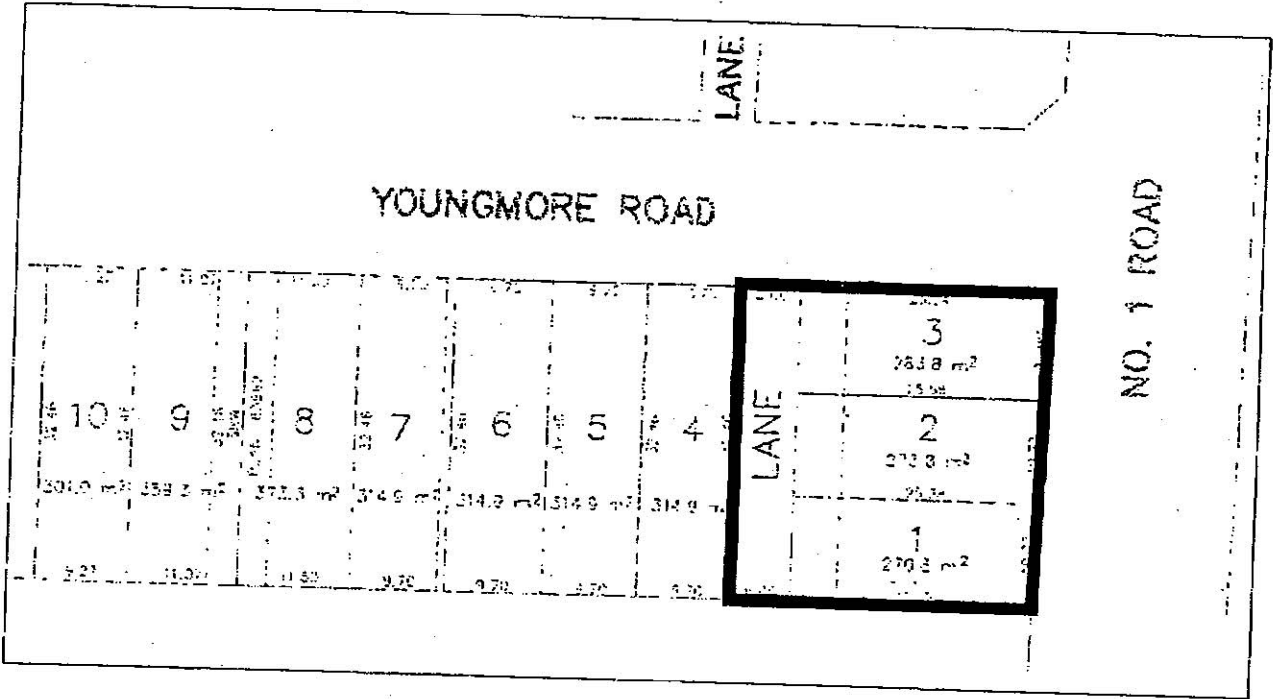
We do not want any changes to the current R1/E zone ever.

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).

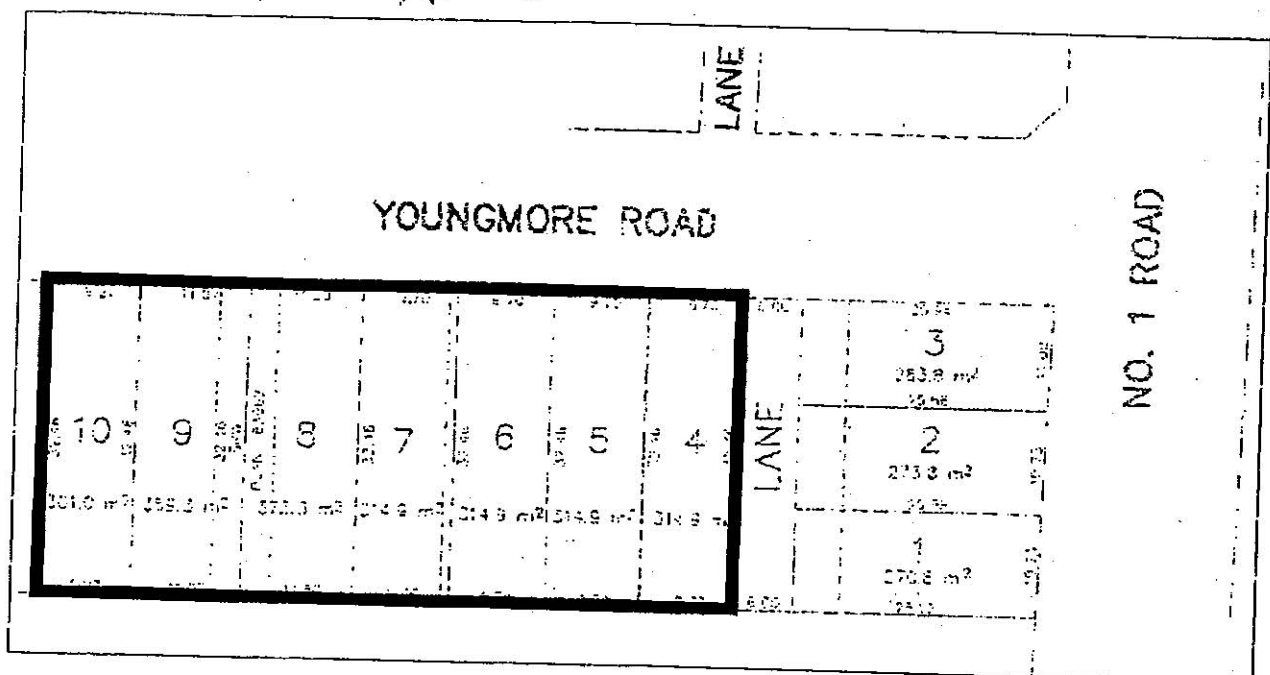
☐ Agree

☒ Disagree



Comments

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.

☒ Disagree

2330699

Additional comments

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

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電話 : 604-279-7180

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

FEB-14-2008 14:43 From:

To: 604 276 4052
To: 604 276 4052

P.2/4
P.1/4

MAUREEN CRUISE
8340 Elsmore Road,
Richmond, B.C. V7C 2A1
Tel: 604-241-8042 Fax: 778-297-8042

TO: Edwin Lee, Planning Technician – Design
City of Richmond

FAX: 604-276-4052

DATE: February 14, 2008

OF PAGES: 4 pages (incl. cover page)

RE: Single Family Lot Size Study (Area generally
bounded by Blundell Road, No. 1 Road,
Francis Road and West Dyke Trail)

The Feedback Form requires that we insert our name and address on page one because if we don't our opinion won't be valid. We also have to indicate whether we are a property owner and/or a resident. There are 5 questions to answer with "Agree" or "Disagree". For those of us who don't want each lot split into two, we can easily "Disagree" with Questions 1, 2, 4 and 5. However, No. 3 is deliberately tricky. You only can agree to keeping the minimum lot width in the rest of the quarter section 18m wide (current R1/E zone be maintained and no development **potential** for the **next 5 years**) (emphasis added).

If you disagree, then perhaps you think rezoning and development should proceed much sooner than 5 years. If you agree, then your disagreement with Questions 1, 2, 4, and 5, is virtually nullified because Question 3 only wants you to consider the "rest" of the quarter section. Further, if you agree, then you have basically given the City and its developer friends a free ticket to move into the rest of the neighbourhood as soon as the five years is up.

There was no opportunity "...to learn more about the various lot size options." There was only one option – divide each 18m lot into two 9m lots. It doesn't matter which direction they face or on which street they are located, there is no option if are all 2-for-1.

I, and I am sure many others, want the zoning to stay the way it is. We want the neighbourhood to be left alone. We don't want sidewalks. We don't want dozens more people and cars moving through the neighbourhood. We like being able to talk to our neighbours across the back fence, and in many instances not even to see fences in the front yards. We like walking through the neighbourhood, admiring gardens, chatting with strangers or friends. We probably aren't very happy that the big houses replacing the small ones have already covered up all the green with asphalt, and barricaded the houses and their tenants behind stone walls and wrought-iron gates.

Yes, there are some people who think, "oh, goodie, I'll be able to sell my house for twice as much because the lot can be subdivided into two". Well, not quite, unless they want to tear their own house down and then make the application to the City, and then have two new houses constructed. And then reap some kind of profit. This subdivision game is for the City and the developers, not the present owner.

Well, perhaps the present owner of the five houses on Youngmore. That owner has deliberately allowed the houses to fall into disrepair over the past several years. He's been happy to collect rent from people living in houses with the shingles blowing off, maybe offering blue plastic sheeting to cover the roof so the water doesn't come in. And the City hasn't done anything to prevent that deliberate blockbusting and devaluation.

Some others of us bought these little houses and repaired them. They are made with real cedar 2x4s (not spruce/hemlock 1-1/2x3/1/2") framing. Certainly they need upgrading, but they are worth renovating. Instead of pandering to the developers and their greed, why hasn't the City said, "No, no more destruction of the neighbourhood. If you want to

buy west of No. 1 Road, you have to restore and improve the existing buildings." And there are probably other neighbourhoods in Richmond which would support that idea. We need people living in a community which really cares about the property, the landscaping, the children, the school, the other residents. Living in boxes stacked atop each other discourages such interaction. The inhabitants may be very close to each other physically, but they become isolated. They do not share community.

We are well aware that the City is obliged to pretend that it consulted the residents and/or owners of the Study Area. Now that we have been "consulted" and "informed", is the City planning to let the developers forge ahead putting up 2-for-1 houses everywhere?

There was absolutely no serious effort made to inform residents/owners. An English-only Notice in Richmond is totally inappropriate. Instead, there has been a deliberate effort made to obscure the issue, to make sure that among the hundreds of people who attended the meeting no one knew what anyone else was thinking about the situation, and now we fully expect the City will say, "We had a meeting, we received responses, and this is what's going to happen next...".

The business of politics is very serious, isn't it? How does the City confuse enough people about its intentions that they'll just give up and go away? Divide and conquer, make sure no one knows what his neighbour is thinking, and maybe this rezoning proposal can be rammed through.

Not this time.

Yours truly,



Maureen Cruise

/mkc

cc Matthew Hoekstra, mhoekstra@richmondreview.com
cc Nelson Bennett, nbennett@richmond-news.com



City of Richmond

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

FAX EDWIN LEE
604-276-4052

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: MAUREEN CRUISE Address in Study Area: 8340 ELSMORE 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.

I HAVE READ THIS FORM.

THERE IS NO APPROPRIATE WAY TO
ANSWER YOUR QUESTIONS.

I HAVE WRITTEN TO THE PLANNING
DEPARTMENT A SEPARATE LETTER.

FROM :

FAX NO. :

Feb. 14 2008 01:56PM P1



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: HUGH F. ROSS Address in Study Area: 8340 FAIRDELL CRESC.

Please indicate whether you are a;

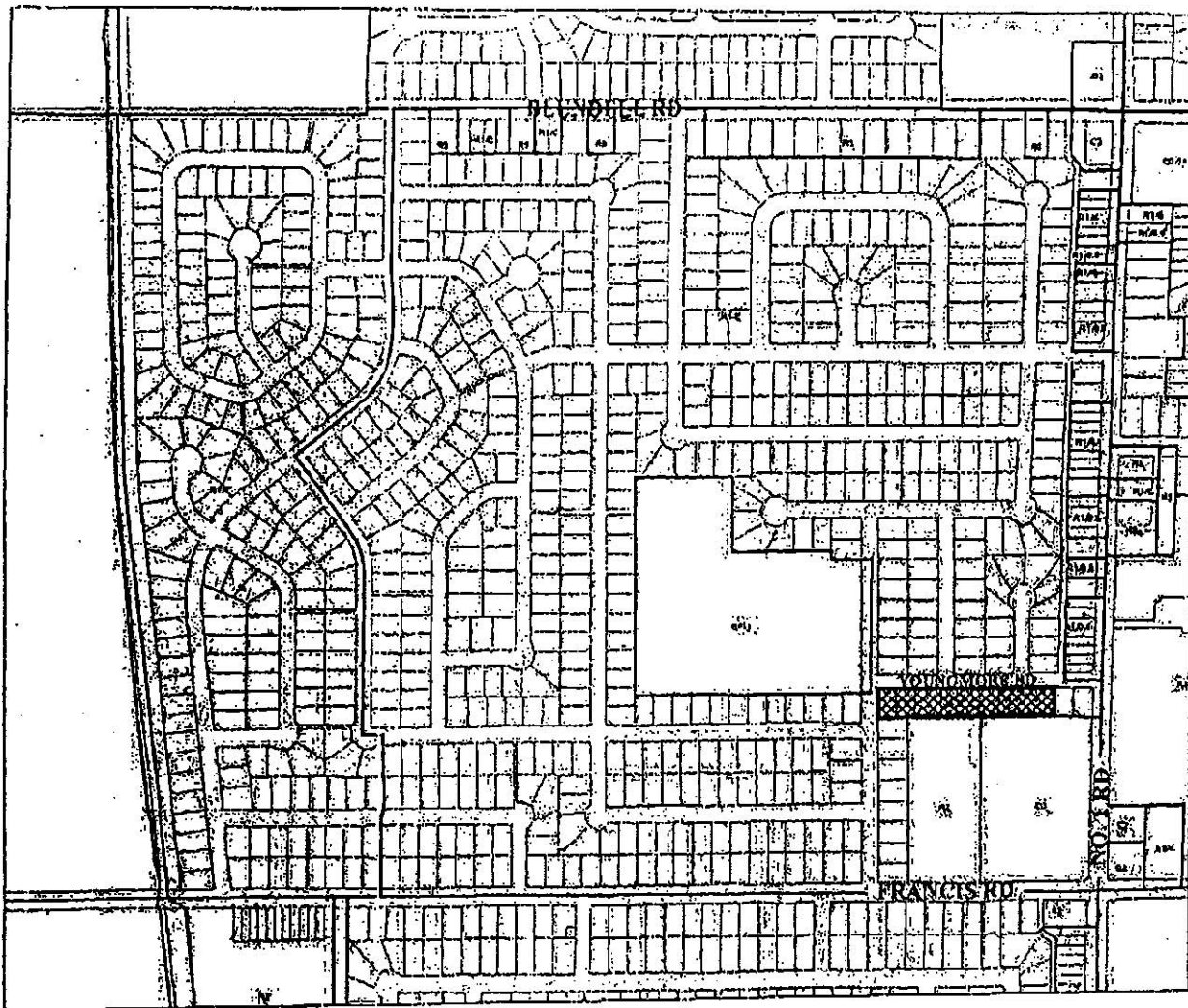
☒ Property Owner

☐ 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 INDICATES THE REST OF US WOULD ONLY
BE PROTECTED FOR THE NEXT 5 YEARS

FROM :

FAX NO. :

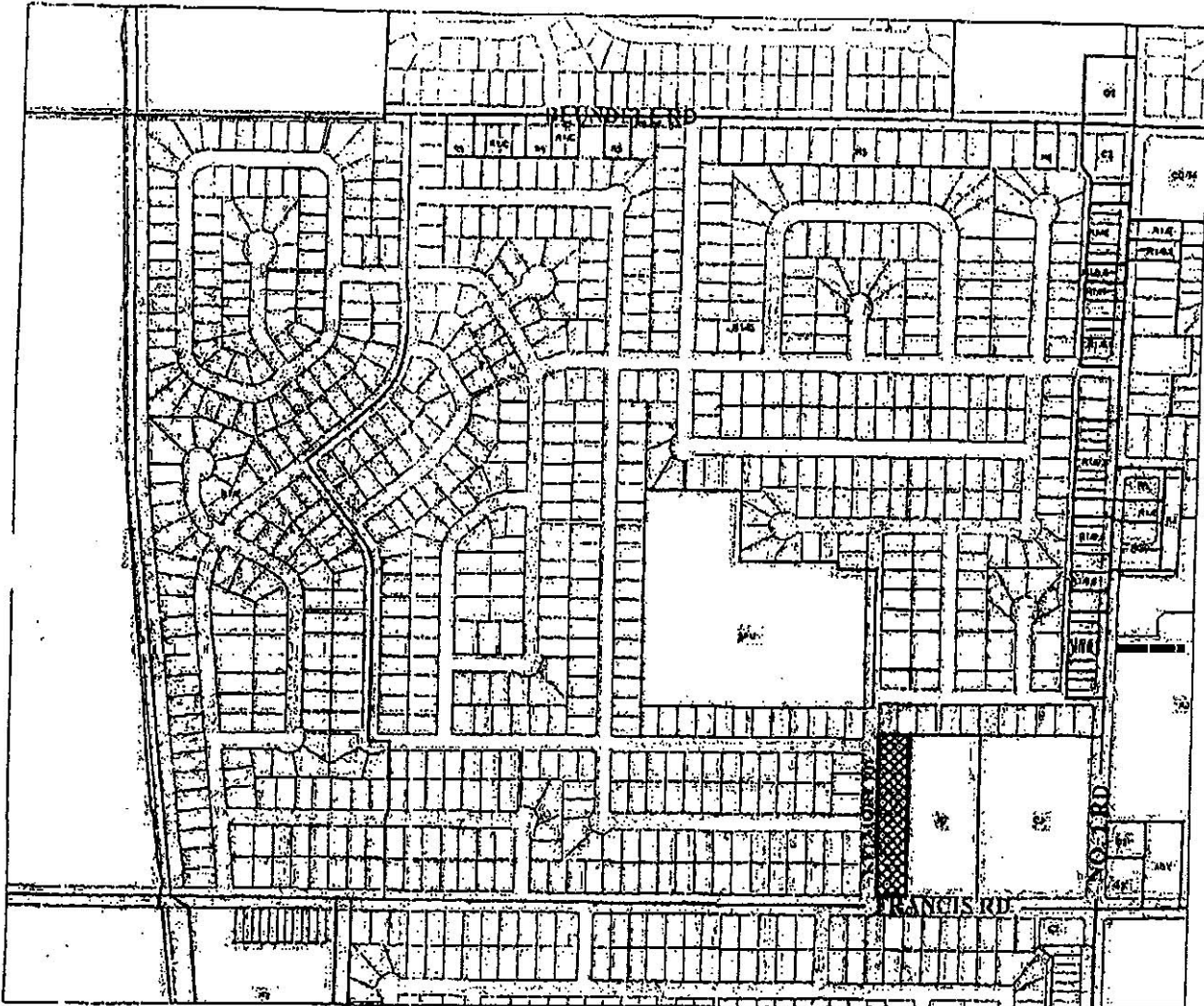
Feb. 14 2008 01:57PM P3

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

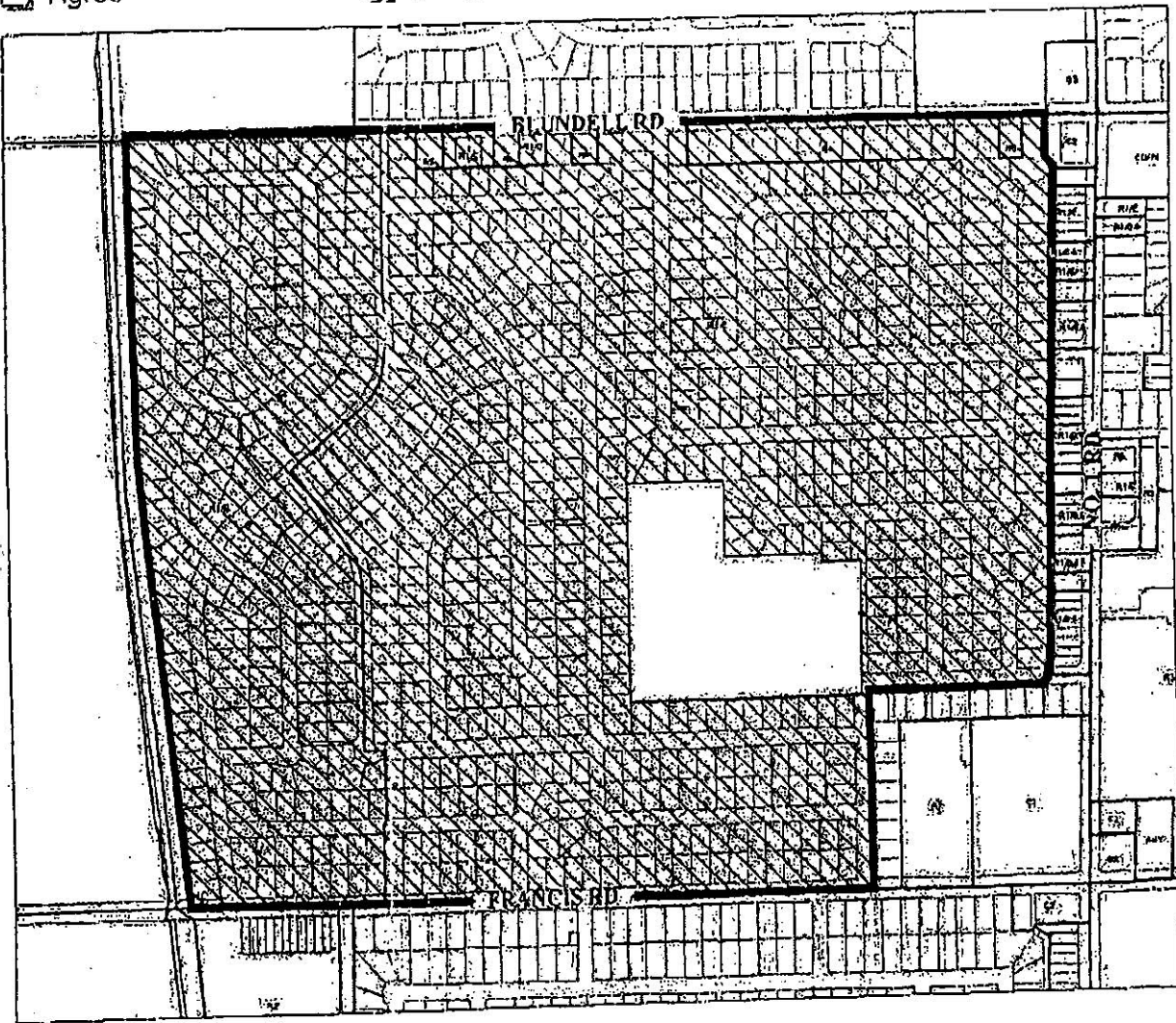


Comments

QUESTION 2 INDICATES THE REST OF US WOULD ONLY
BE PROTECTED FOR THE NEXT 5 YEARS

Question 3:

I am in favour of keeping the minimum lot width in ^{ALL} ~~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

IF #1 AND/OR #2 PROPOSALS ARE APPROVED, AT THE END
OF 5 YEARS ^{MINIMUM} 18M LOT SIZES ARE ALMOST SURE TO
BECOME A THING OF THE PAST AND I AM DEFINITELY
NOT IN FAVOUR OF THAT

FROM :

FAX NO. :

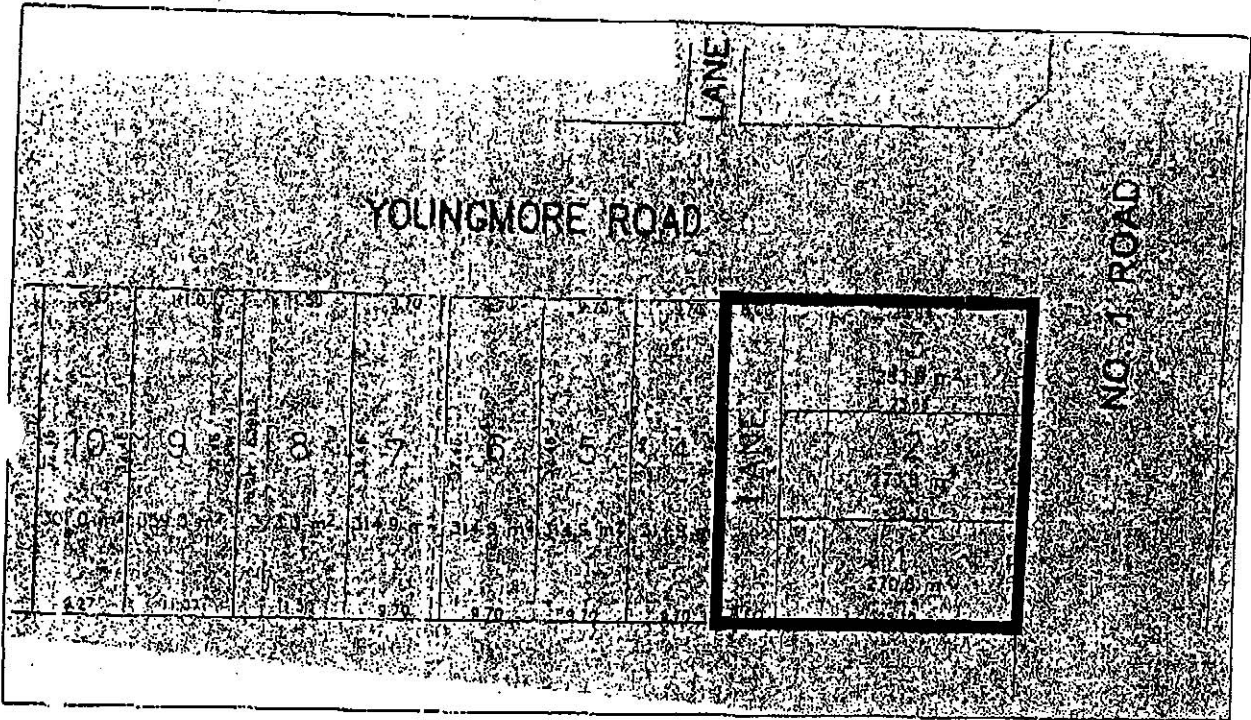
Feb. 14 2008 01:58PM P5

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

I AM NOT IN FAVOUR OF ANY CHANGES TO
SUBDIVISION AREA E R1/E SINGLE-FAMILY
HOUSING REQUIREMENTS

FROM :

FAX NO. :

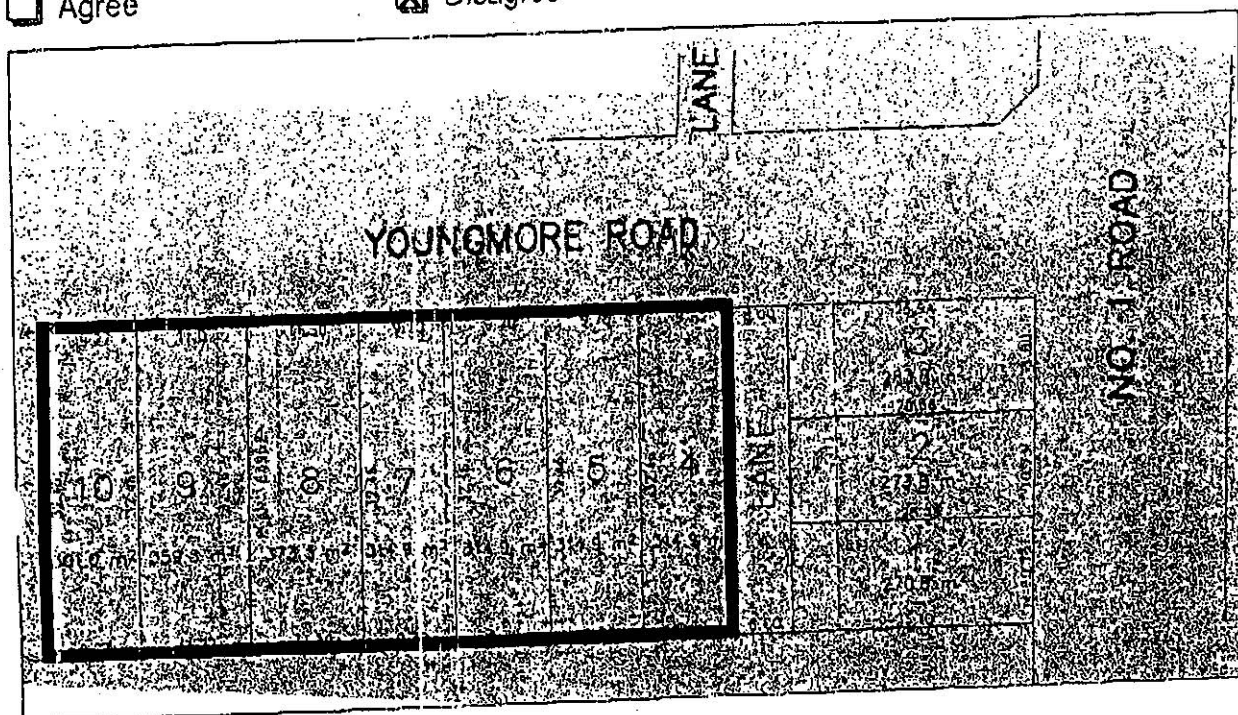
Feb. 14 2008 01:59PM P6

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

SAME COMMENTS AS QUESTION 4

FROM :

FAX NO. :

Feb. 14 2008 02:00PM P7

Additional comments

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

A LOT OF PEOPLE WERE LIKELY SUCKED IN
BY QUESTION 3

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請與中僑互助會聯絡
電話: 604-279-7180

ਪੰਜਾਬੀ ਵਿੱਚ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਲਈ ਰਿਚਮੰਡ
ਮਲਟੀਕਲਚਰਲ ਕਨਸਰਨਸ ਸੋਸਾਇਟੀ ਵਿਖੇ
604-279-7160 ਤੇ ਫੋਨ ਕਰੋ

FROM :

FAX NO. :

Feb. 14 2008 01:48PM P1



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: JULIA FRATE Address in Study Area: 8451 SEAFAIR

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.

FROM :

FAX NO. :

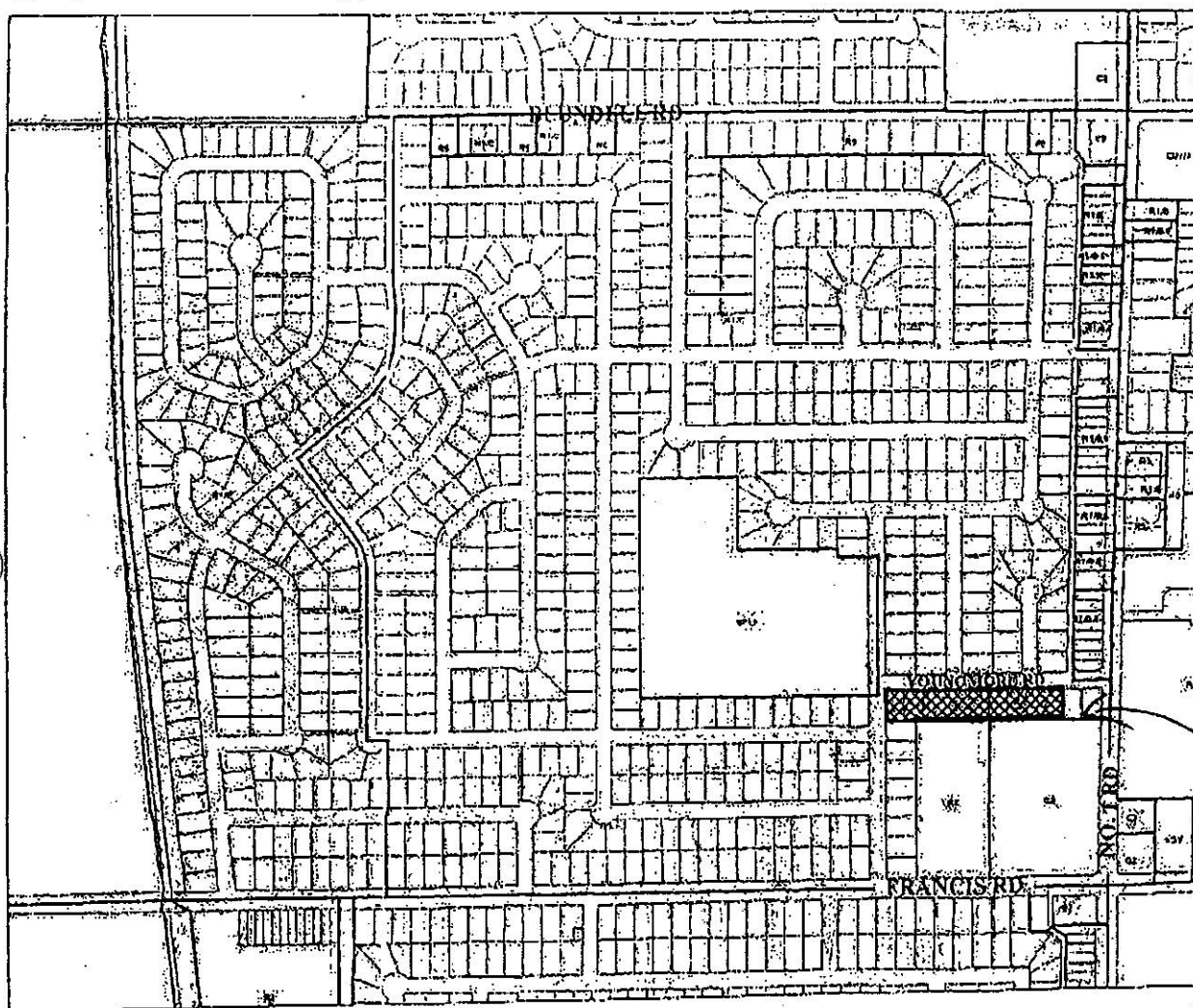
Feb. 14 2008 01:48PM P2

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

Why are not the 2 eastern most
lots included?

FROM :

FAX NO. :

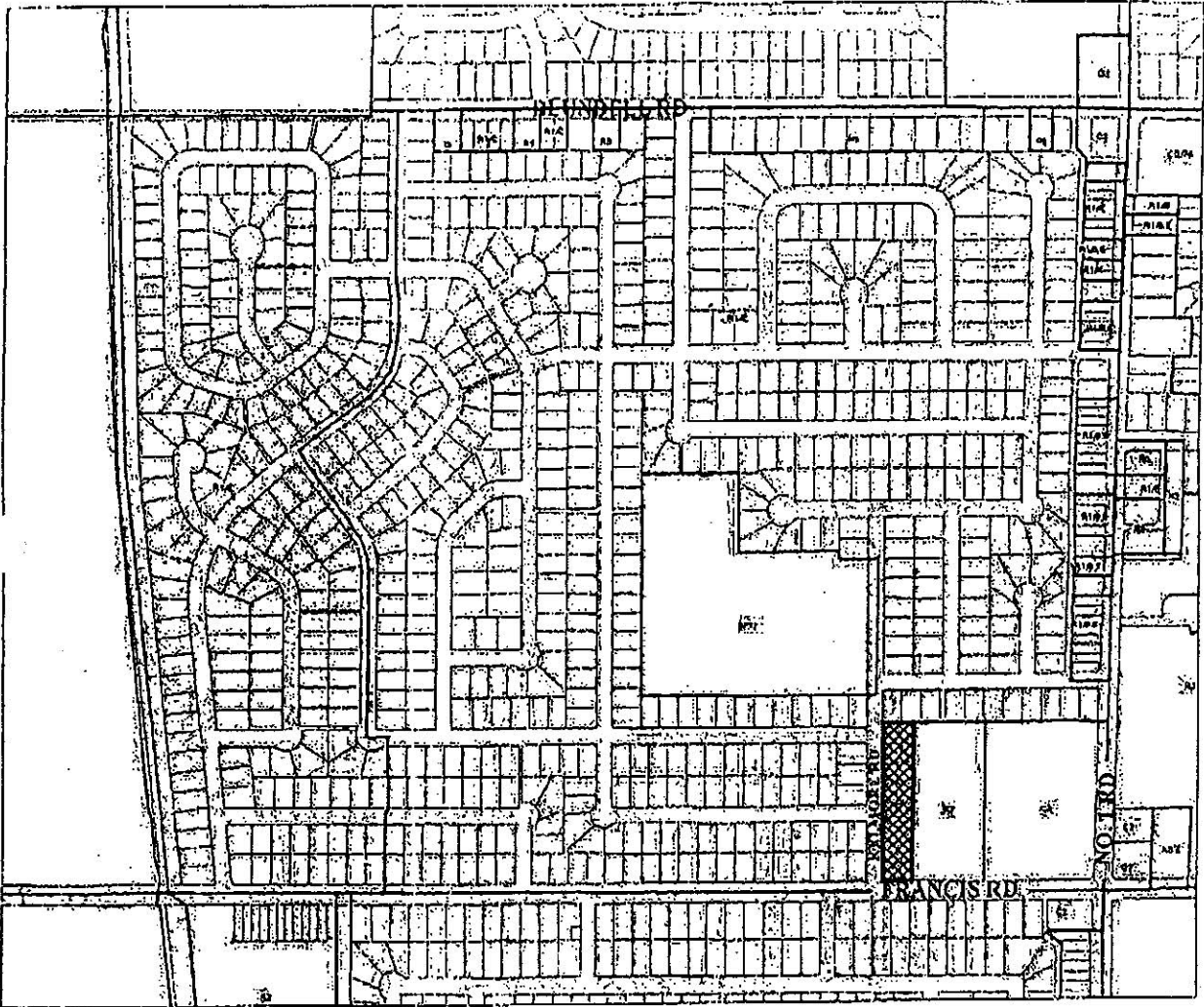
Feb. 14 2008 01:49PM P3

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

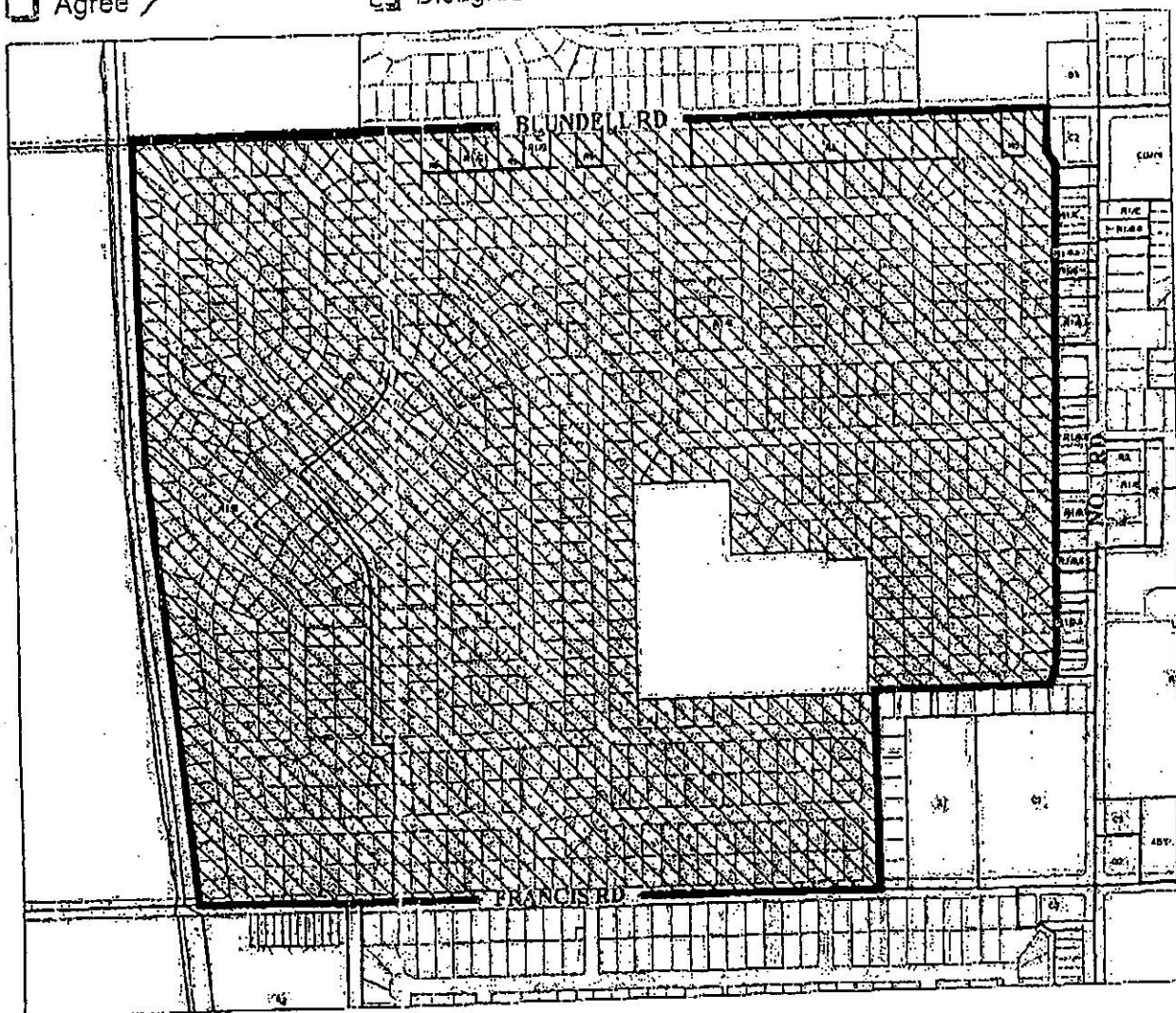


Comments

No choice here

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 want the minimum lot sizes to be maintained INCLUDING THE YOUNGMORE AND KELMORE HOMES.

FROM :

FAX NO. :

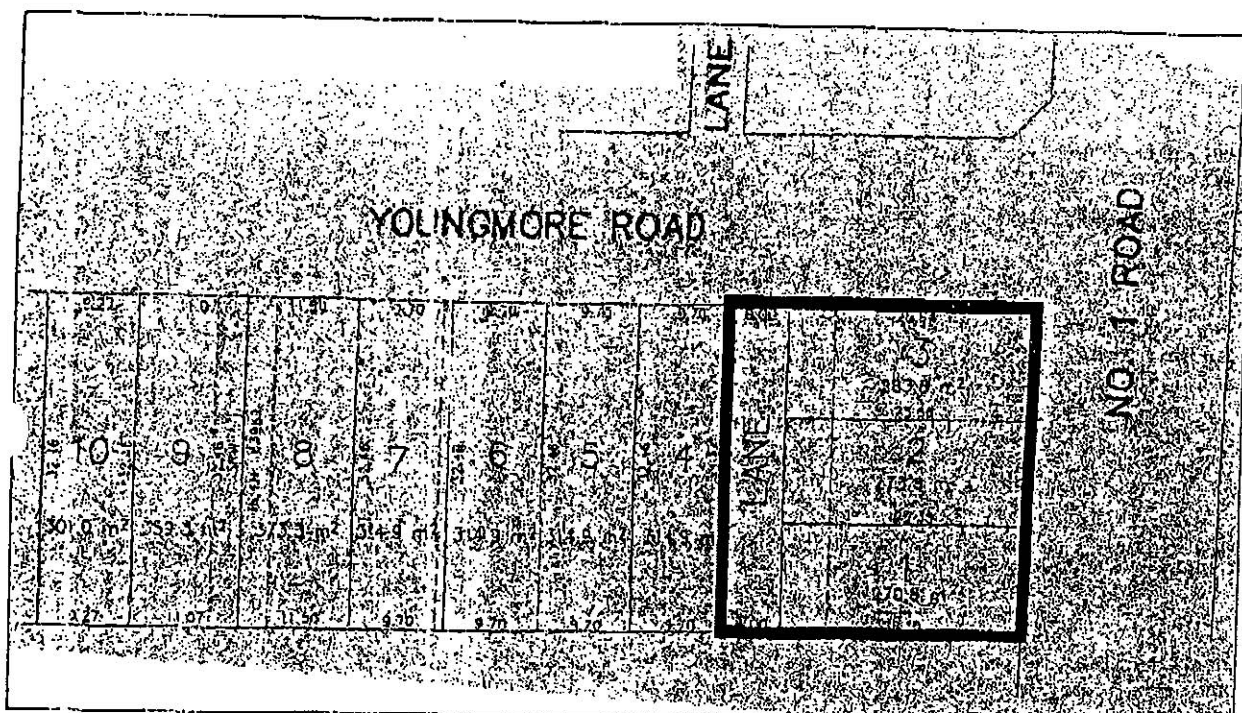
Feb. 14 2008 01:50PM P5

Question 4:

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☐ Agree

☒ Disagree



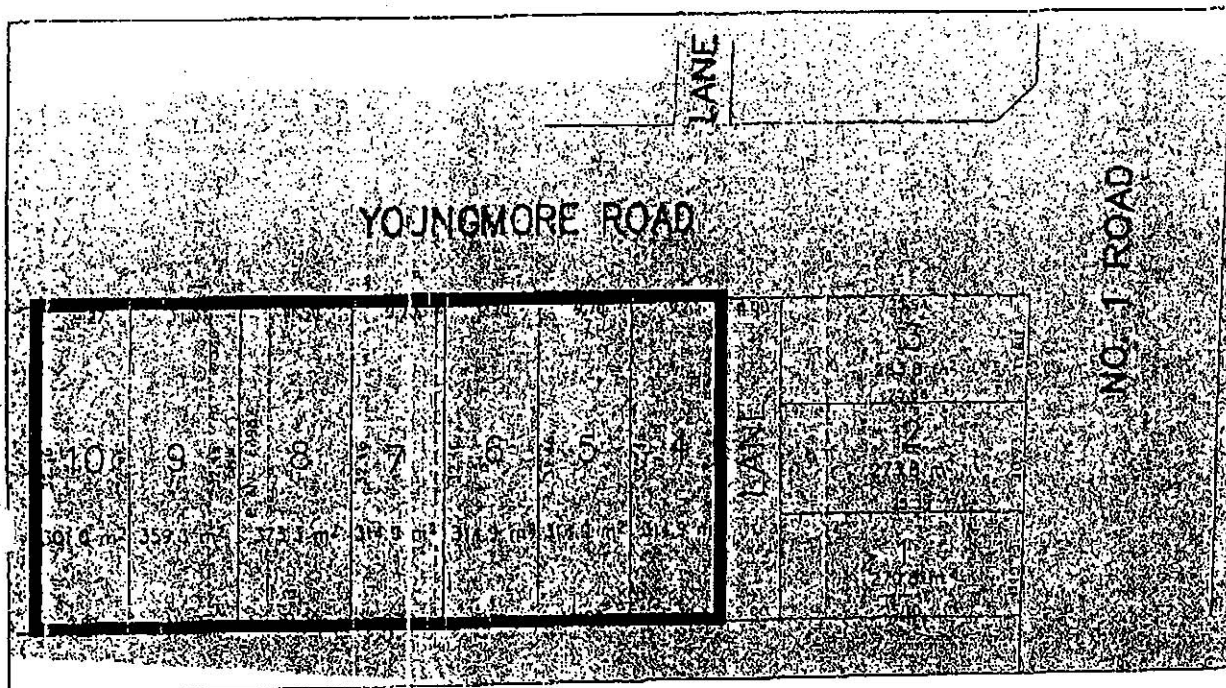
Comments

I FAVOUR

NO CHANGES & NO EXCEPTIONS

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

I AM IN FAVOUR OF

NO CHANGES & NO EXCEPTIONS

FROM :

FAX NO. :

Feb. 14 2008 01:52PM P7

Additional comments

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

WAY WAS THE ALTERNATIVE OF
NO CHANGES TO THE EXTIRE
AREA WITH NO EXCEPTIONS
INCLUDED IN THIS "DESIGNED-
TO-BE CONFUSING" FEEDBACK FORM.

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ਮਲਹੋਵਨਚਰਲ ਬਨਸਰਨਜ ਸਮਾਜਿਕੋ ਵਿਖੇ
604-279-7160 ਤੇ ਫੋਨ ਕਰੋ

LETTER TO THE PLANNING DEPARTMENT IN RICHMOND

I/WE ATTENDED THE "PUBLIC INFORMATION OPEN HOUSE" AT THE SCOUT HALL ON JANUARY 23, 2008 OR I/WE VIEWED THE MATERIAL ONLINE.

THE SEVEN PAGE "LOT SIZE STUDY FEEDBACK FORM" APPEARED TO BE ARTFULLY DESIGNED TO SUIT THE PLANNING DEPARTMENT. ALTHOUGH YOUNGMORE AND KELMORE WERE INCLUDED IN THE "STUDY AREA" AS ADVERTISED, NO SCENARIO PERMITTED ANY OPTION TO INCLUDE THOSE STREETS WITH THE WHOLE OF THE STUDY AREA.



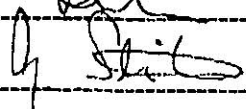
OPTION 3 WAS PARTICULARLY DISINGENIOUS!

IT IS GLARINGLY OBVIOUS THAT THERE WAS NO WAY ONE COULD ANSWER THE FORM WITH THE RESPONSE:

**NO INCURSIONS INTO THE SUBDIVISION
AND
NO EXCEPTIONS!**

***THEREFORE, KINDLY ACCEPT THIS FORM AS MY
RESPONSE TO THE PLANNING PROPOSAL.***

**I SUPPORT:
NO INCURSIONS WITH NO EXCEPTIONS !**

Name	Address	Signature
x Christopher Seiler	x 8300 Fairhurst Rd.	x 
x COLF SEILER	x 8300 FAIRHURST RD.	x 
x Gabriele Seiler	x 8300 Fairhurst Rd.	x 
x	x	x

FROM :

FAX NO. :

Feb. 14 2008 01:46PM P2

Additional Comments

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

I moved from Montreal to Richmond about 10 years ago and decided to move to the proposed rezoning area due to the quality of life it had to offer. All this would change for the worst as there would be an increased population density, a greater need for additional schools for kids, more traffic throughout the area and a greater probability for increased crime. The proposed rezoning area is a mature and stable area and should not be disturbed in its present form. I can only surmise that the City is looking for additional taxes as a result of the proposed rezoning.

Furthermore, I found it quite disturbing that the Councilor representing the area was not present during the open house to take questions from the people that live there.

Rolf Seiler
8300 Fairhurst Road,
Richmond

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<http://www.richmond.ca/services/planning/projects/lotsize.htm>

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

FROM :

FAX NO. :

Feb. 14 2008 03:26PM P1



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: JEFFREY FORTUNATO Address in Study Area: 3360 Allamore Ave

Please indicate whether you are a;

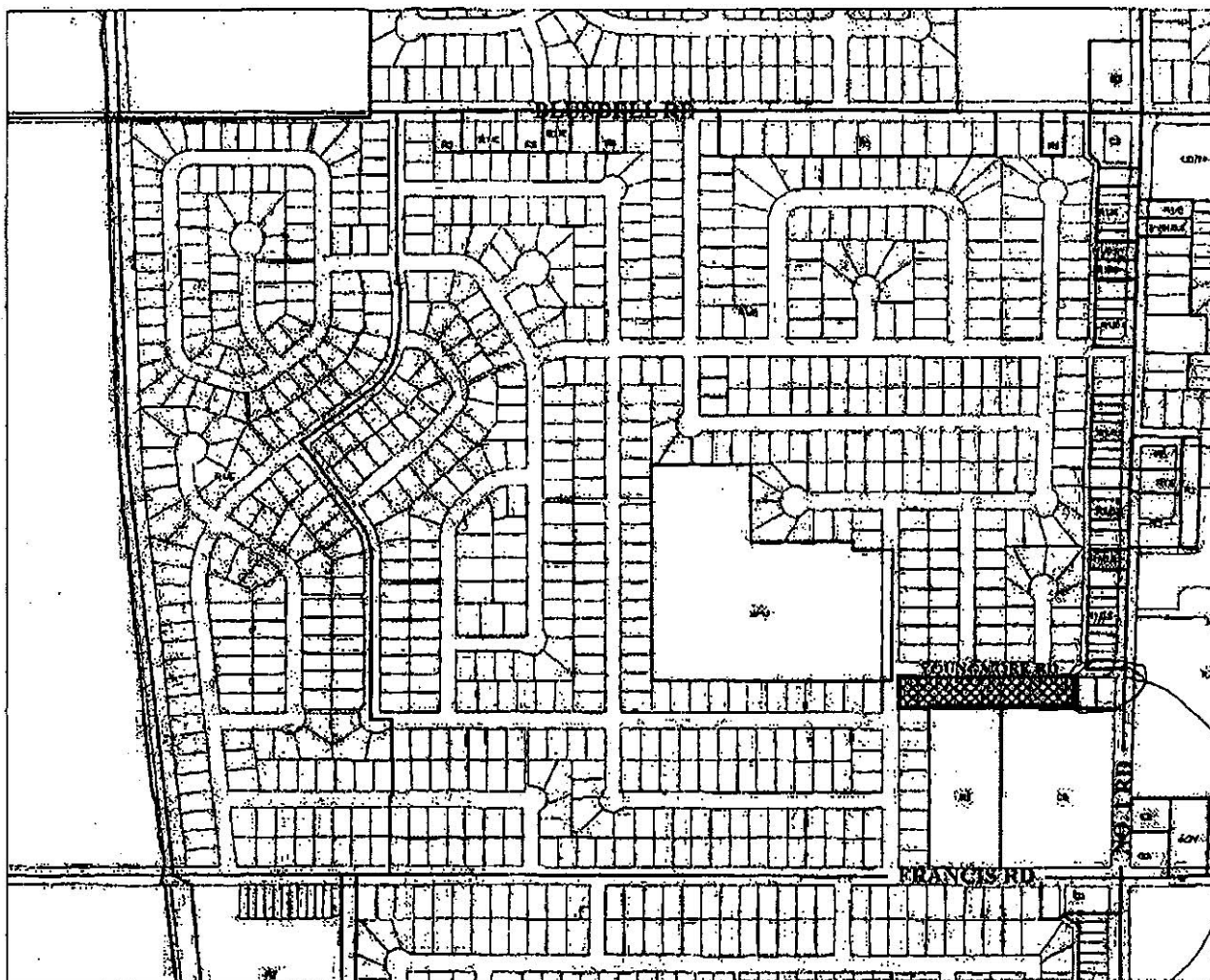
☒ Property Owner

☐ 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:

I am in favour of reducing the minimum lot size to 9 m (up to 9 new lots could be created in this area through this option).

☐ Agree☒ Disagree

Comments

why are these two lots not included. Is it because the owner is not applying for rezoning?

FROM :

FAX NO. :

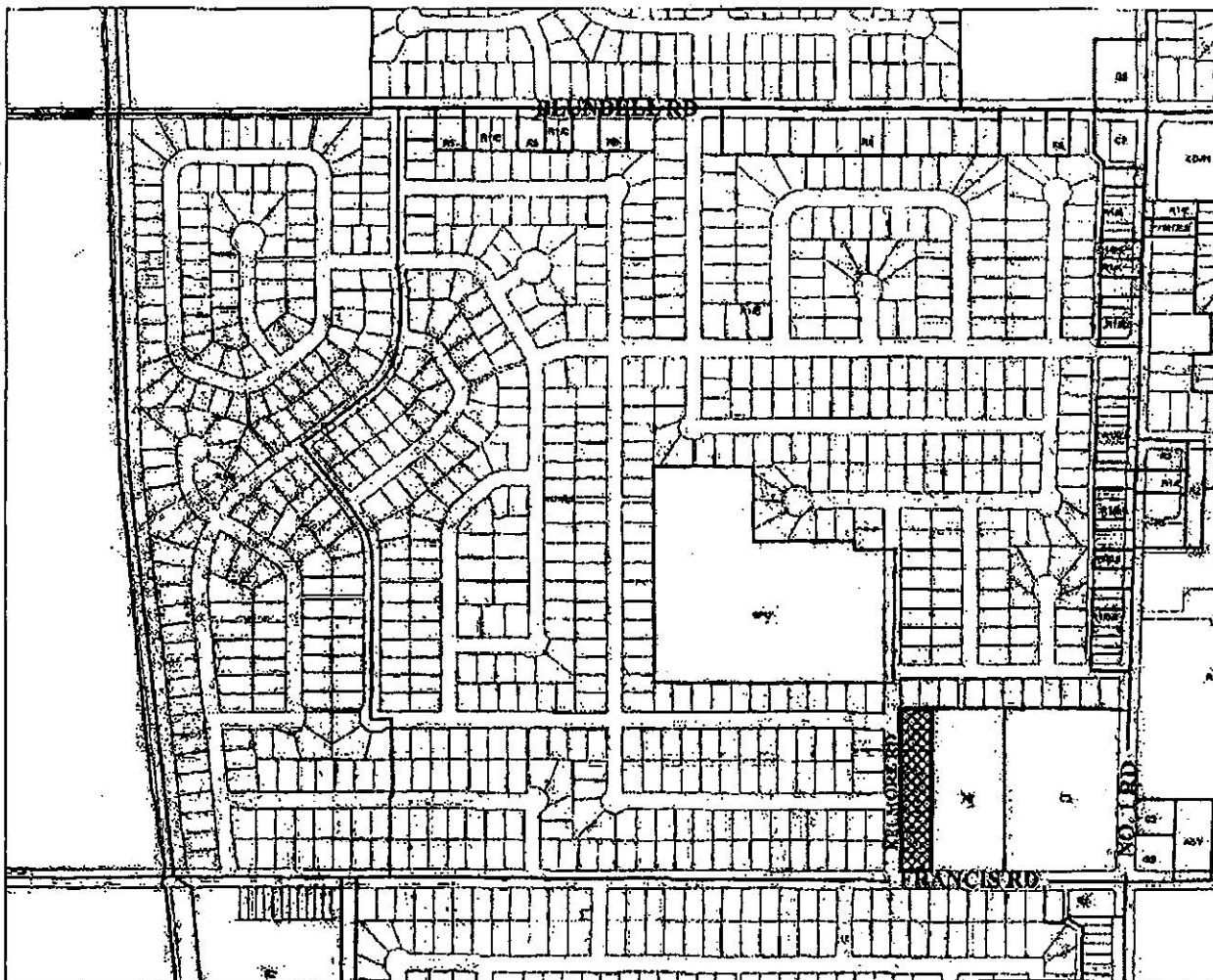
Feb. 14 2008 03:26PM P2

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

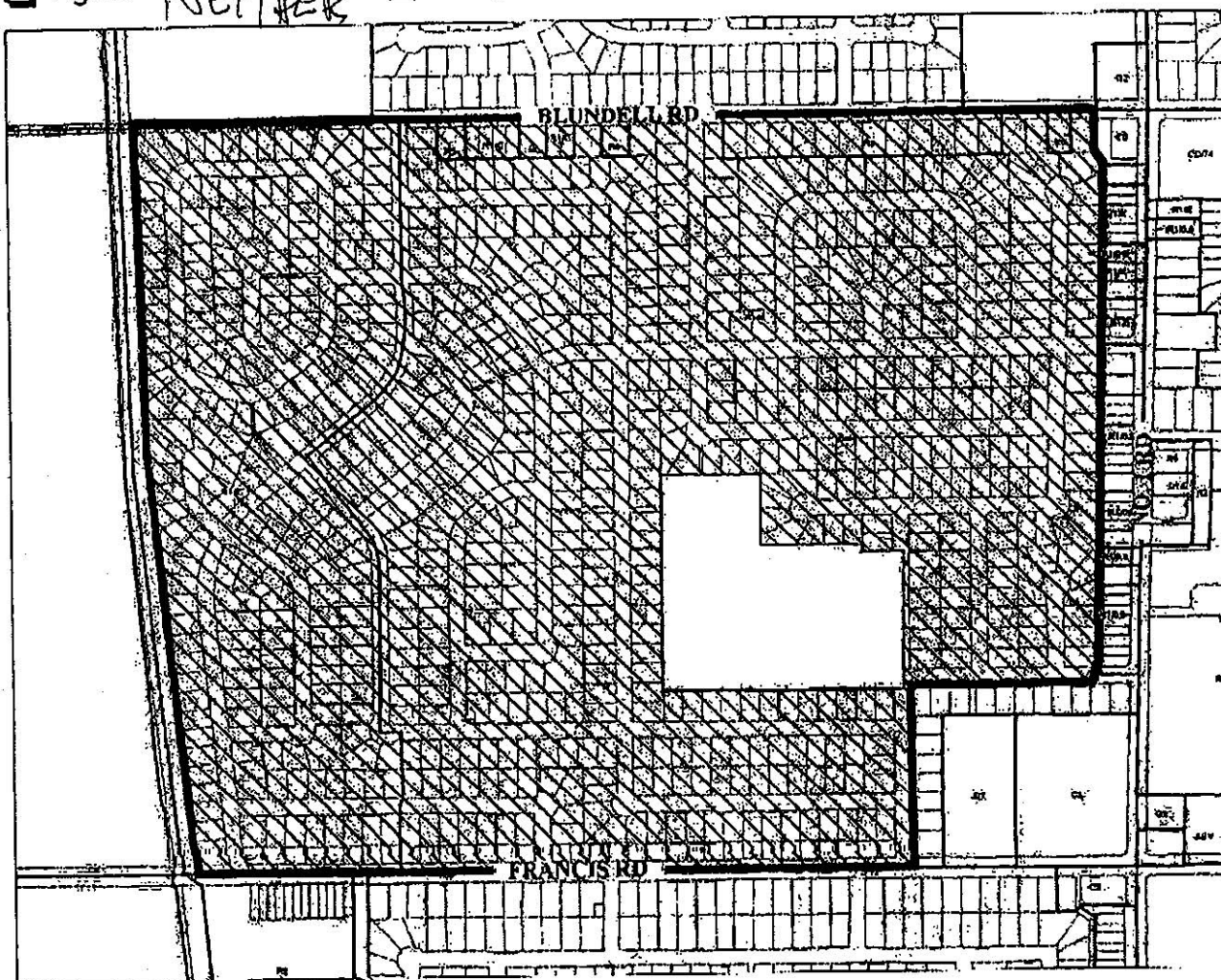


Comments

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 ☒ **NEITHER** ☐ Disagree

**Comments**

The minimum lot sizes should be maintained throughout INCLUDING the Kilmore and Youngmore shires

FROM :

FAX NO. :

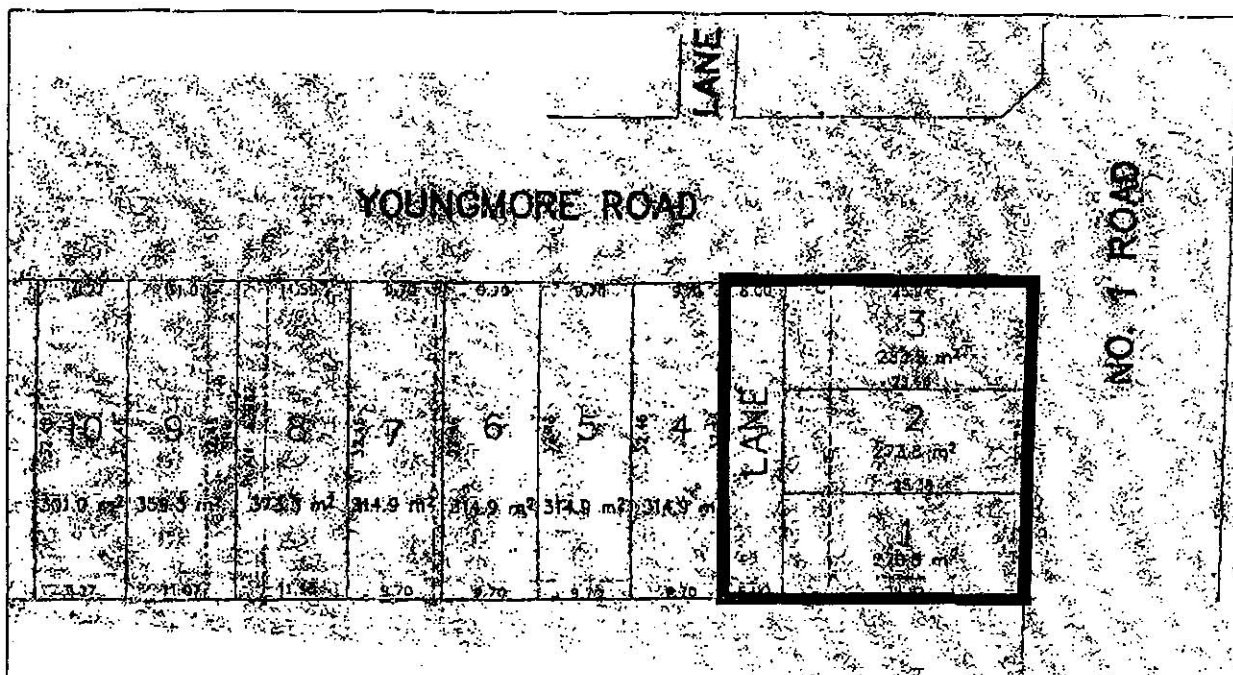
Feb. 14 2008 03:27PM P3

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

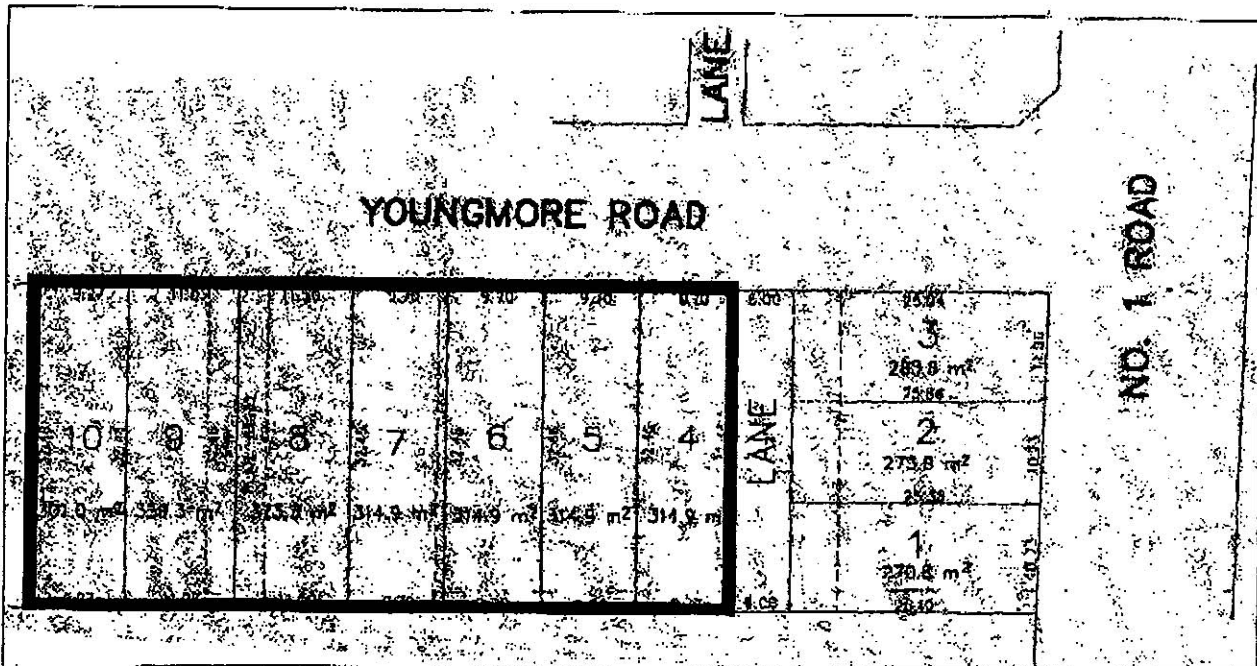
NO CHANGES AND NO EXCEPTIONS

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

AGAIN: NO CHANGES AND NO EXCEPTIONS

FROM :

FAX NO. :

Feb. 14 2008 03:27PM P4

Additional comments

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

QUESTIONS 3-4 AND 5 ENOUGH SAID!

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電話 : 604-279-7180

ਪੰਜਾਬੀ ਵਿੱਚੋਂ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਲਈ ਰਿਚਮੰਡ
ਮਿਊਨਿਸਪੈਲਿਟੀ ਕਨਸਰਨਜ਼ ਸ਼ਾਖਾ ਵਿੱਚ
604-279-7160 ਤੇ ਸੰਪਰਕ ਕਰੋ



Facsimile transmittal

To:	Judy	Co:	City of Richmond
From:	Andrea Douglas	Date:	February 14, 2008
Re:	Schedule F	Pages:	2
CC:		Fax #	604-276-4052



☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Please find attached page 4 of Schedule F with authorized signatures from 2271 Land Corp.

Thank you.

Andrea Douglas

.....

SCHEDULE F cont'd

Project Address: 2271 VAUXHALL PLACE

If owner is company, affix
corporate seal in space below:

The Corporate Seal of

2271 LAND CORP.

was heretofore affixed in the
presence of:

Signature of Officer

DALE BOSA

Name of Officer (print)

SENIOR VICE PRESIDENT

Title of Officer (print)

Signature of Officer

Name of Officer (print)

Title of Officer (print)

Witness Information:

COLIN MURRAY

Name (print)

Signature

1800/4555 KINGSWAY BURNABY

Address (print)

VICE PRESIDENT PROJECT MGMT.

Occupation (print)

The above must be signed by the owner or his appointed agent. The signature must be witnessed. If the owner is a company, the corporate seal of the company must be affixed to the document in the presence of the duly authorized officers. The officers must also sign, setting forth their positions in the company.

Please note the following provision from the Building Regulation Bylaw 7230:

13.1 Responsibility of the Owner - General

It is the responsibility of the owner to carry out or have carried out construction, gas work, and plumbing in substantial accordance with the requirements of the building code, the gas code, and the plumbing code respectively, as well as this and any other applicable bylaws of the City and applicable Provincial statutes.

FROM :

FAX NO. :

Feb. 14 2008 02:43PM P1



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: JAMES L. FORTUNA **Address in Study Area:** 8391 FAIRWAY RD

Please Indicate whether you are a;

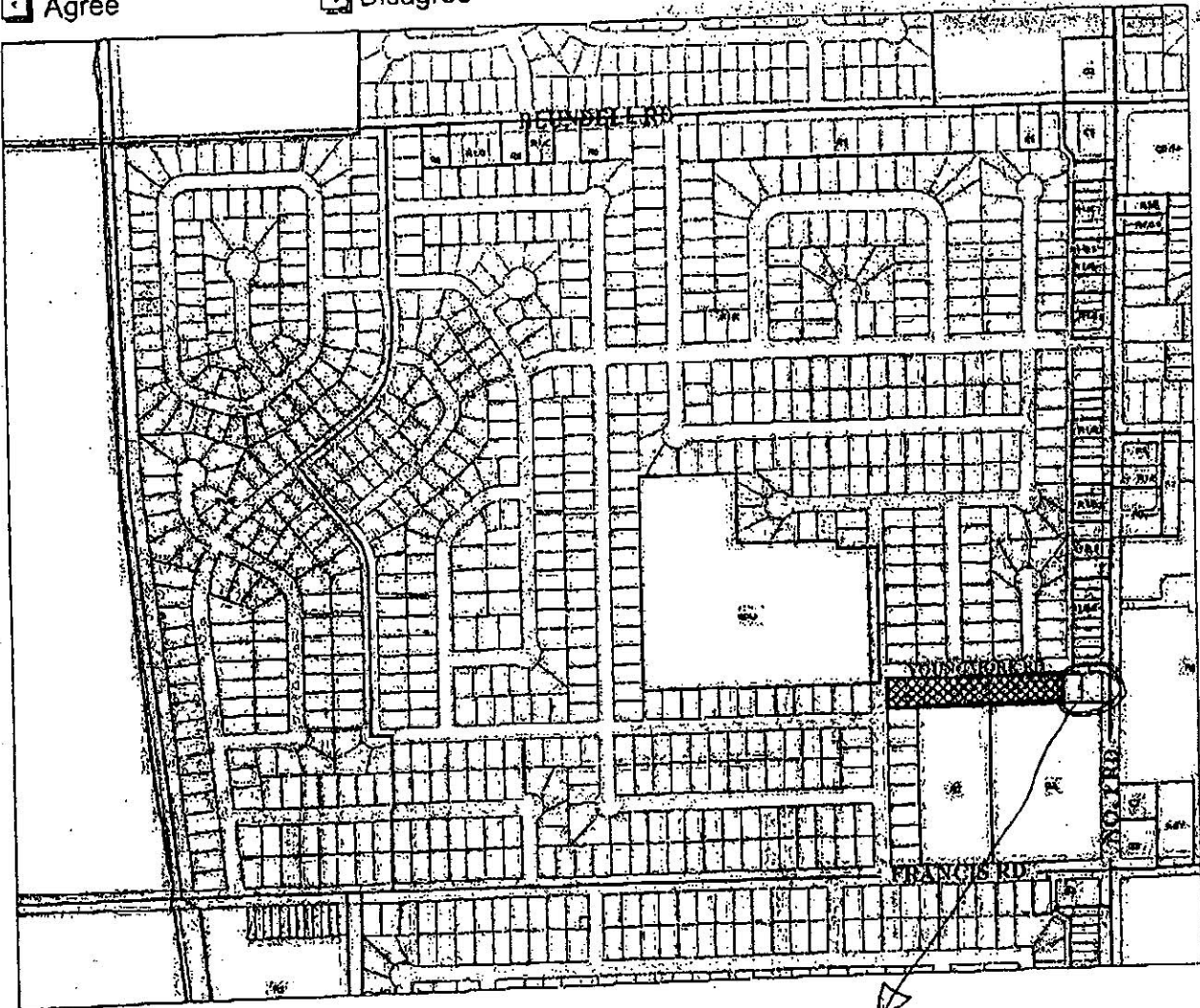
☒ Property Owner

☐ 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

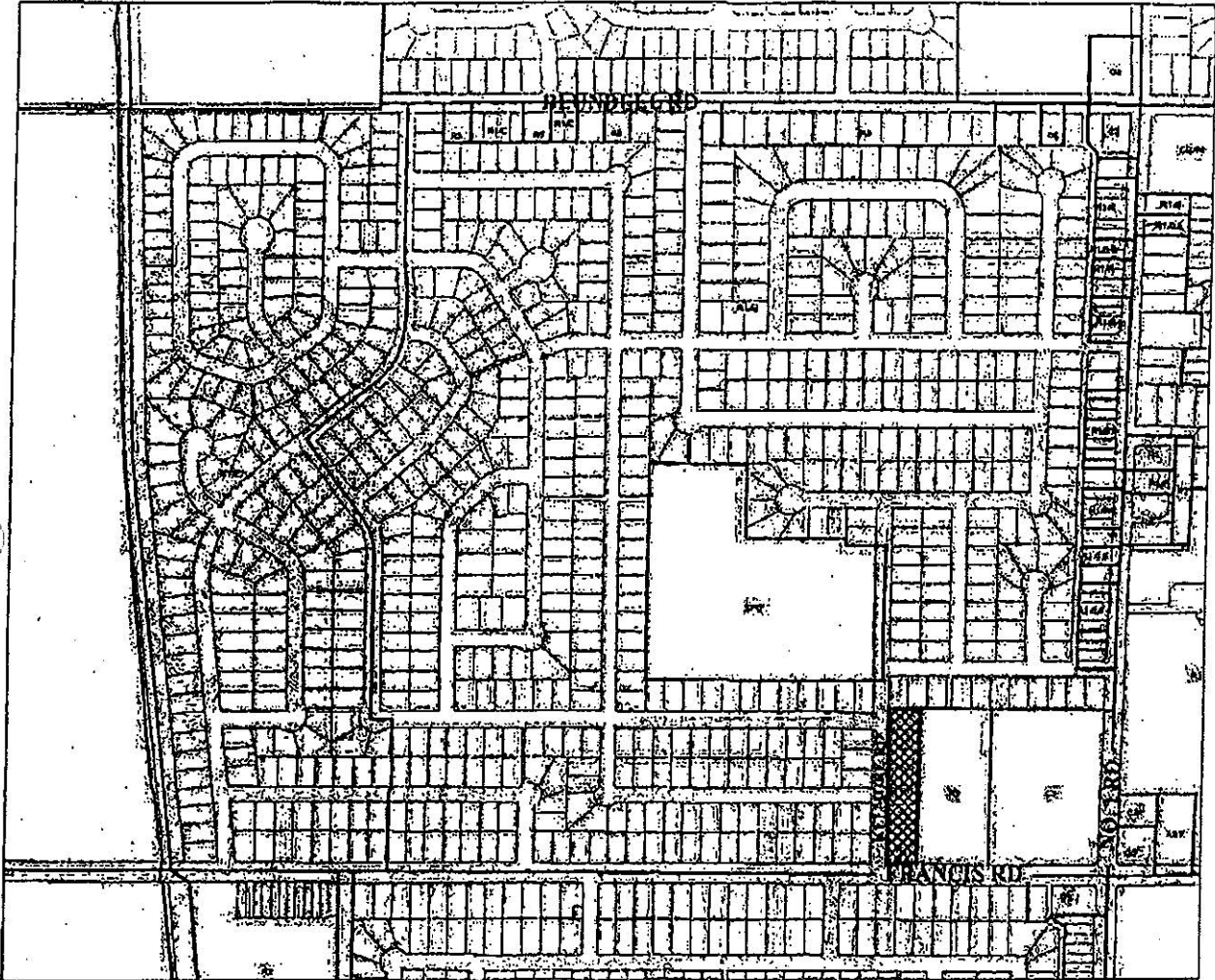
These two lots are NOT included. Are they owned by the same people as the others?

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

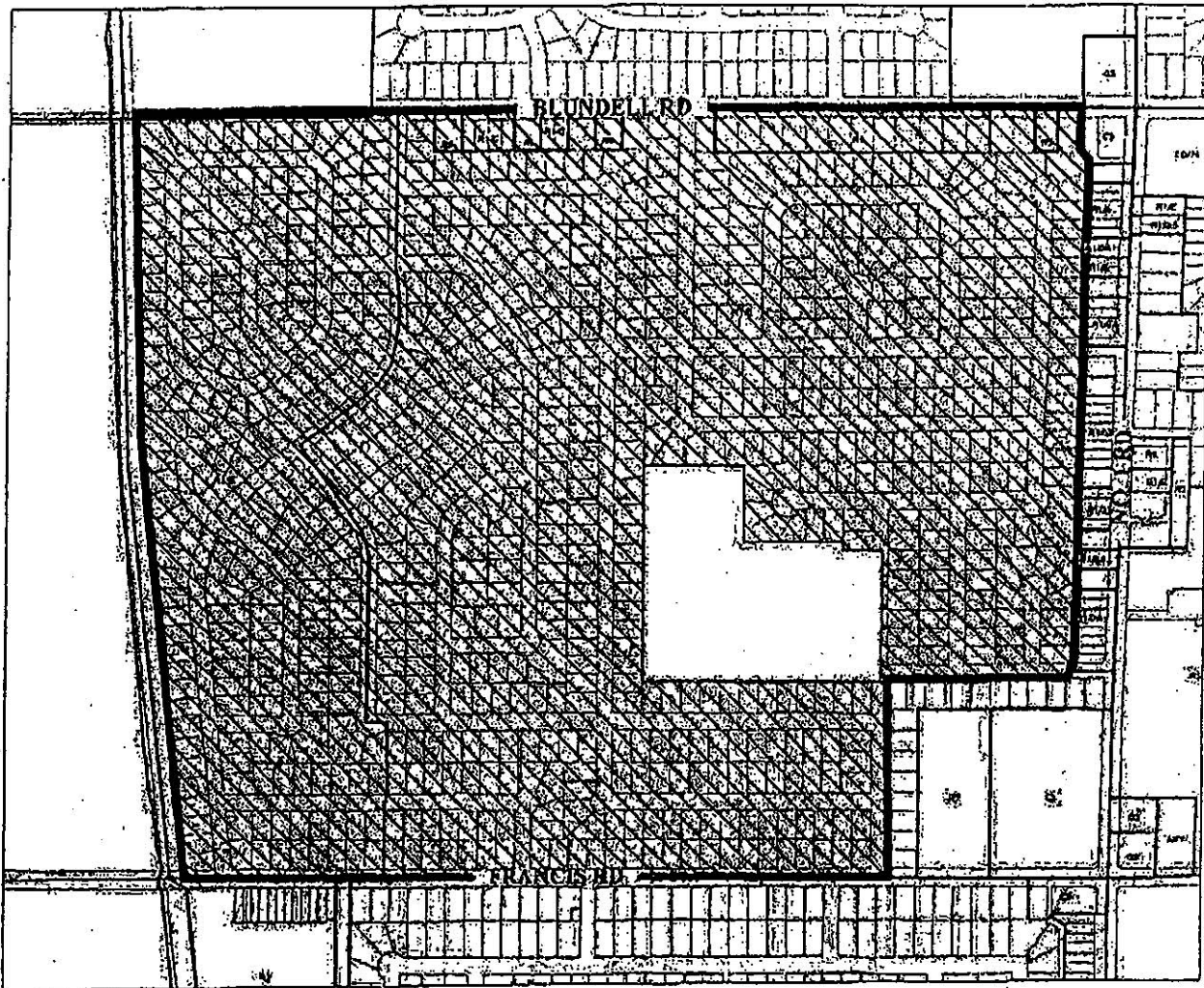
☒ Disagree



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 *NEITHER - SEE BELOW:***Comments**

Minimum lot sizes ~~is~~ should be maintained including the Kilmore and Youngmore homes

FROM :

FAX NO. :

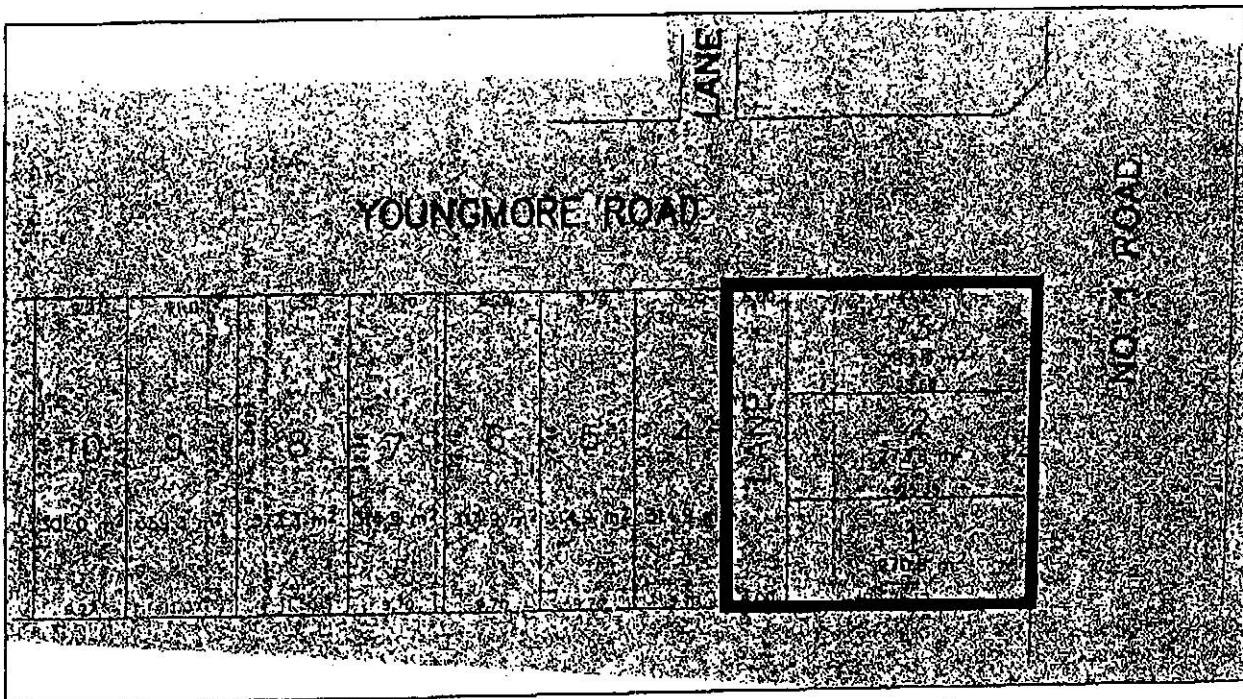
Feb. 14 2008 02:46PM P5

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

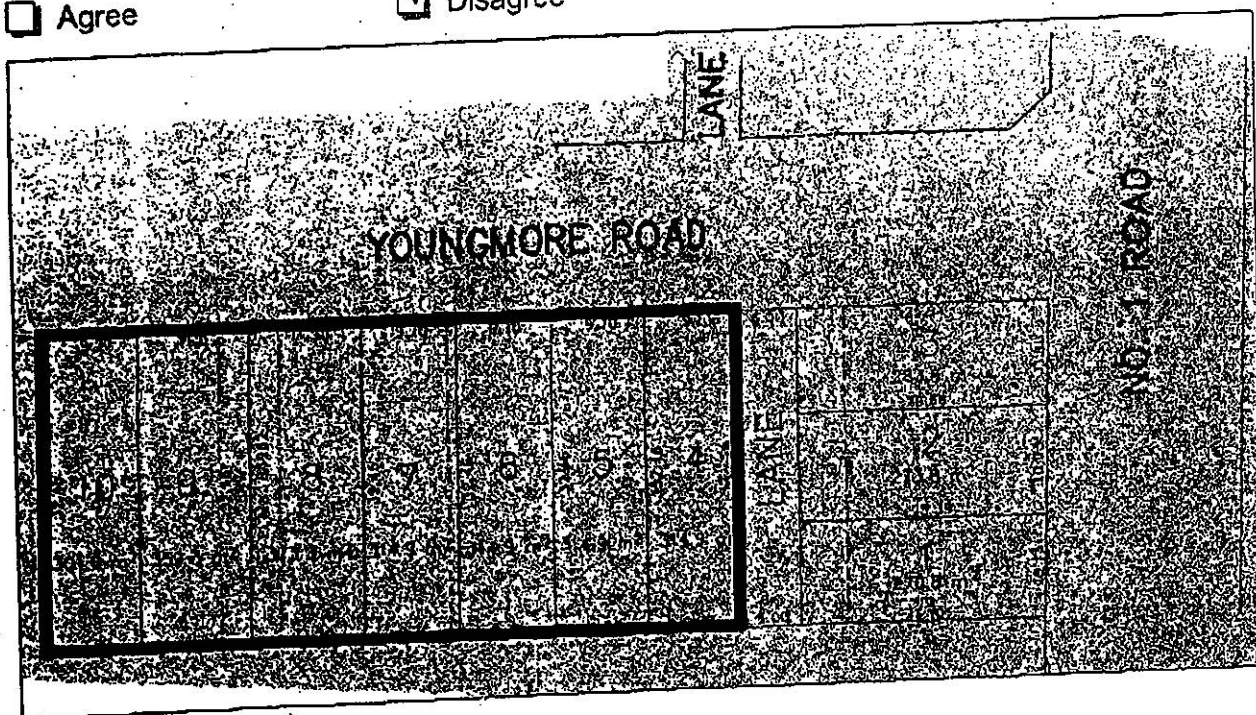


Comments

NO changes and NO exceptions

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**

I am in favour of NO changes and
NO exceptions.

FROM :

FAX NO. :

Feb. 14 2008 02:48PM P7

Additional comments

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

Refer to the previous pages where it is reiterated again
and again that I think the entire area should be
maintained with no exceptions and no changes. Why
these alternatives are suggested in this "feedback" form
is confusing to say the least.

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電話: 604-279-7180

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ਮਲਟੀਕਲਚਰਲ ਚਨਲਰਨਜ਼ ਸੋਸਾਇਟੀ ਵਿਖੇ
604-279-7160 'ਤੇ ਫੋਨ ਕਰੋ



City of Richmond

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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: Cory + Carol Goumans Address in Study Area: 8511 Little more Pl.

Please indicate whether you are a;

☒ Property Owner

☒ Resident

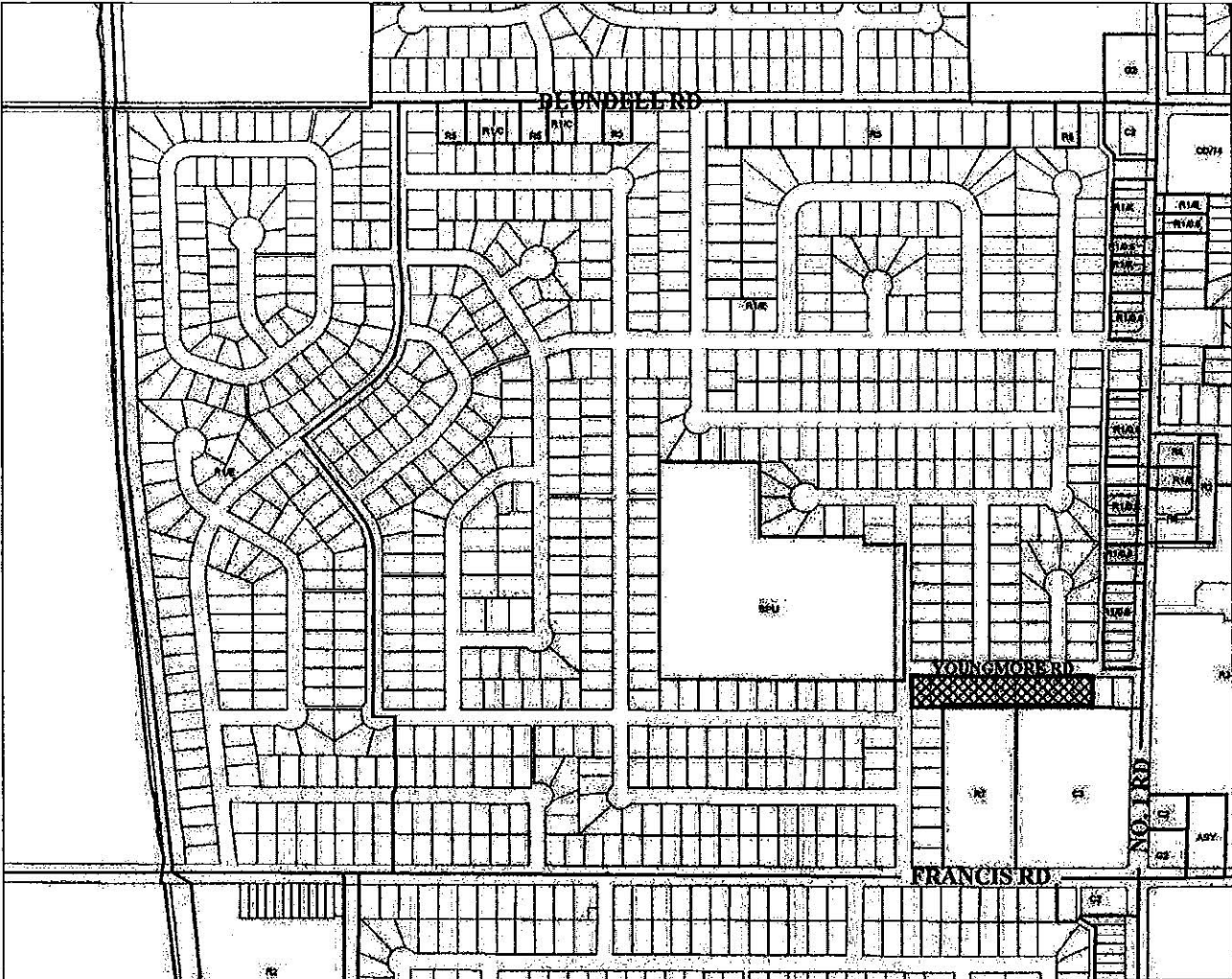
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☐ Agree

☒ Disagree

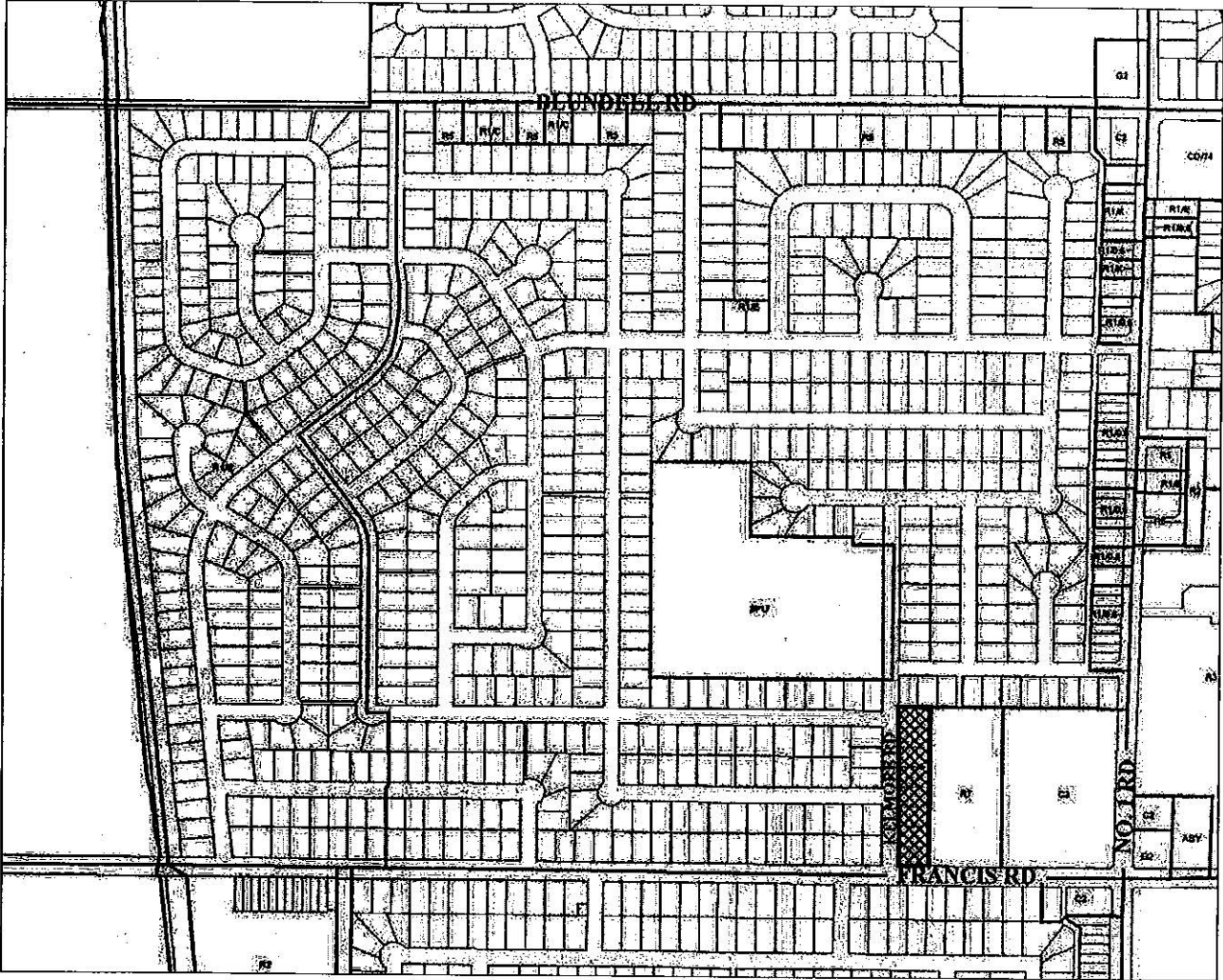


Comments

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

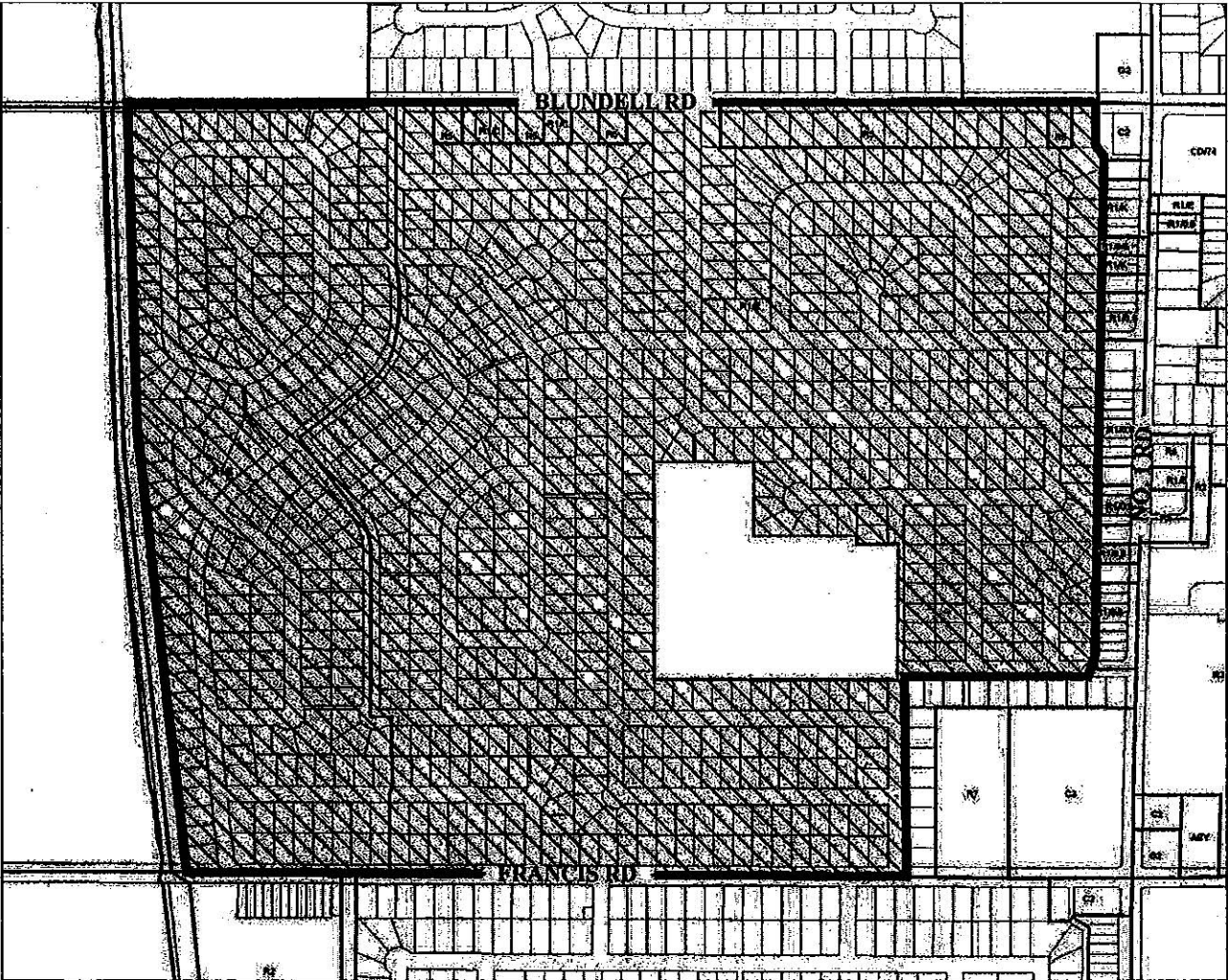


Comments

Question 3:

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☒ Agree ☐ Disagree

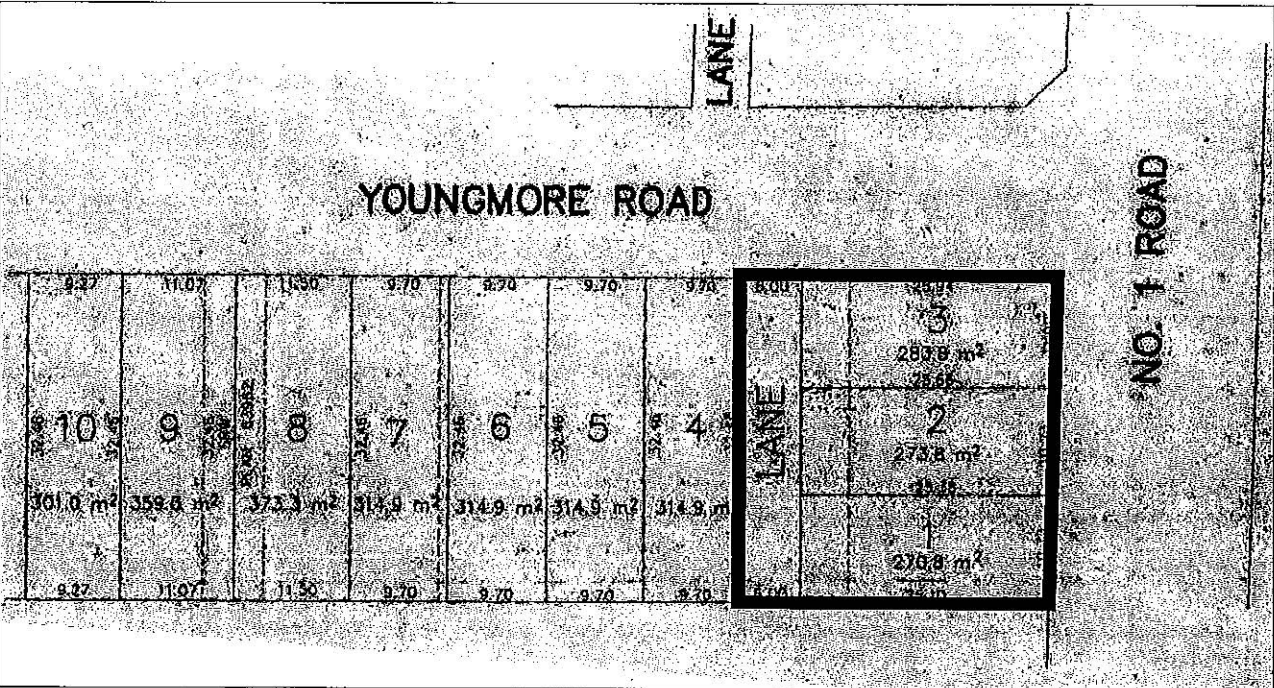


Comments

Question 4:

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☐ Agree ☒ Disagree

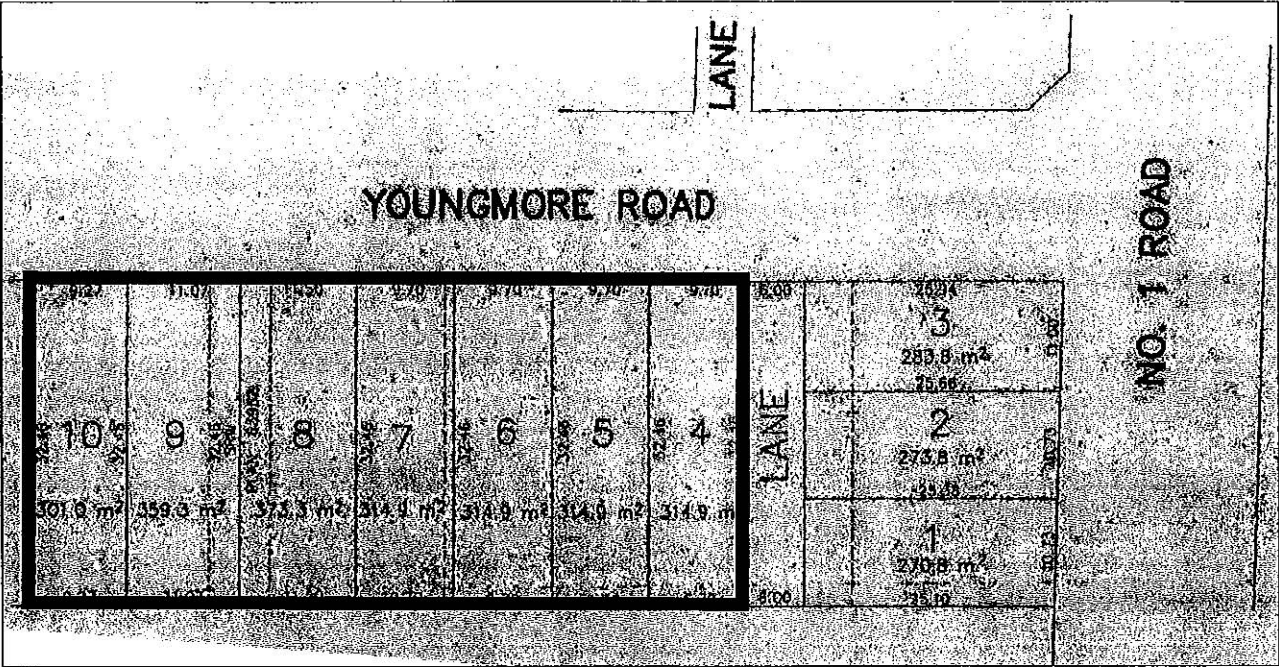


Comments

Question 5:

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 HAVE ALWAYS SUPPORTED THE VAST MAJORITY OF OUR
DEVELOPMENTS THE VAST THAT HAVE TO GO IN THE DOWNTOWN
AREA. AS HOME OWNERS WE MUST KEEP THIS
NEIGHBOURHOOD INTACT. IF THE SMALL LOT POLICY
IS ADOPTED, IT WOULD BE THE EQUIVALENT OF PLACING
A LARGE TOWN HOUSE DEVELOPMENT IN THE MIDDLE OF
THE NEIGHBOURHOOD.

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ਮਲਟੀਕਲਚਰਲ ਕਨਸਰਨਜ਼ ਸੋਸਾਇਟੀ ਵਿਖੇ
604-279-7160 'ਤੇ ਫੋਨ ਕਰੋ