



**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:

(DERRIL & PATRICIA)

Name: D. GUDLAUGSON Address in Study Area: 8351 FAIRFAX PL.

Please indicate whether you are a;

☒ Property Owner

☒ Resident

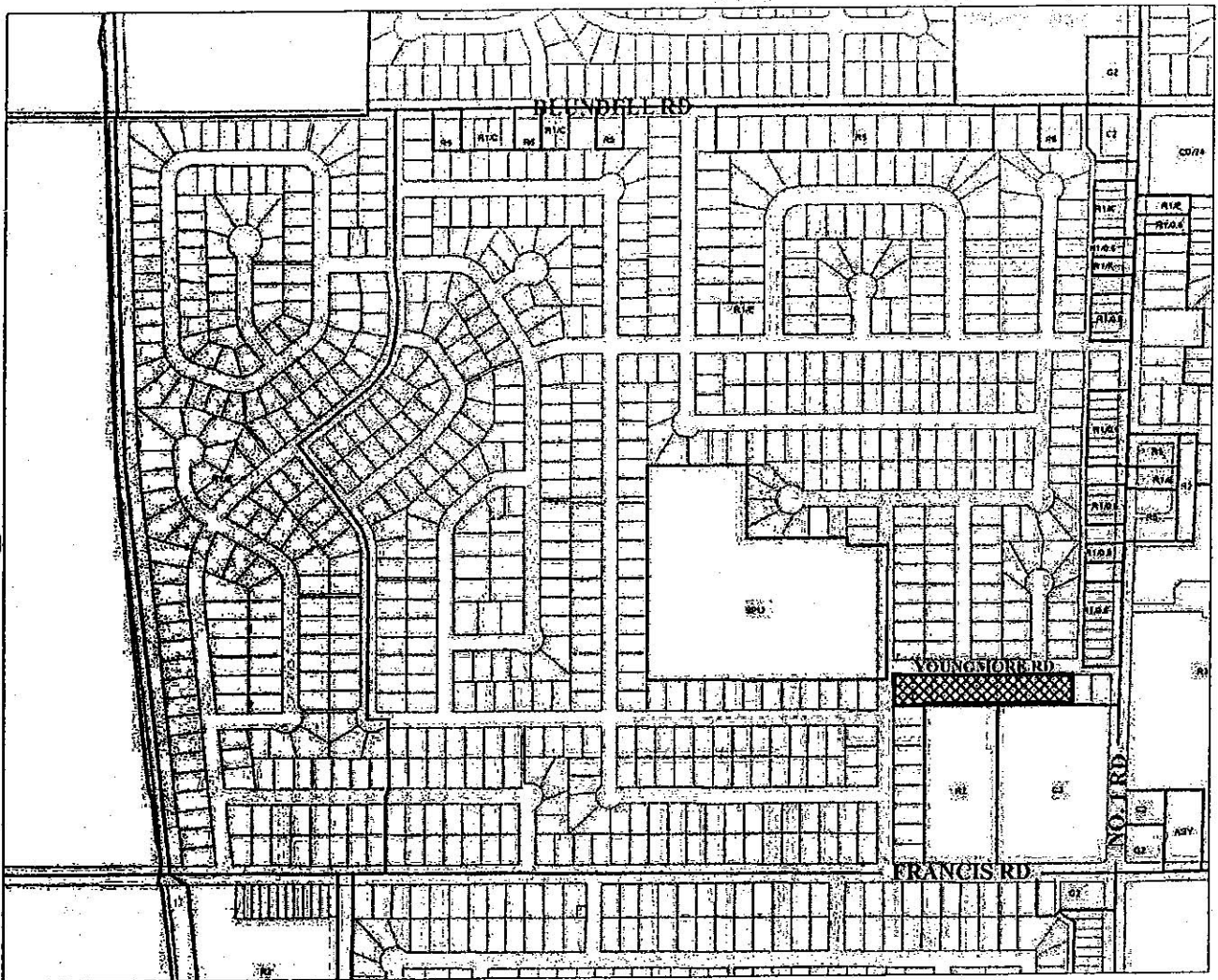
Please review each of the following questions and indicate your preferences in each of the following questions by placing an "X" in one of the following boxes.

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

Opposed to above for the following reasons:

- ① - This is a mature and stable area of single family homes on standard-size lots. Hundreds of small lots are being created throughout Richmond, 50 or 60 of them bordering on or close to this area. It makes no sense to open this area to small lot re-development when so many have already been created in the area.

OVER →



1) ② - The fact that staff  
have recommended that this  
application be used to "trigger"  
opening the whole area to  
re-development is reprehensible.  
I disagree with that recommendation  
and with the regulation in the Richmond  
planning process that makes neighbourhoods  
in Richmond so unstable.

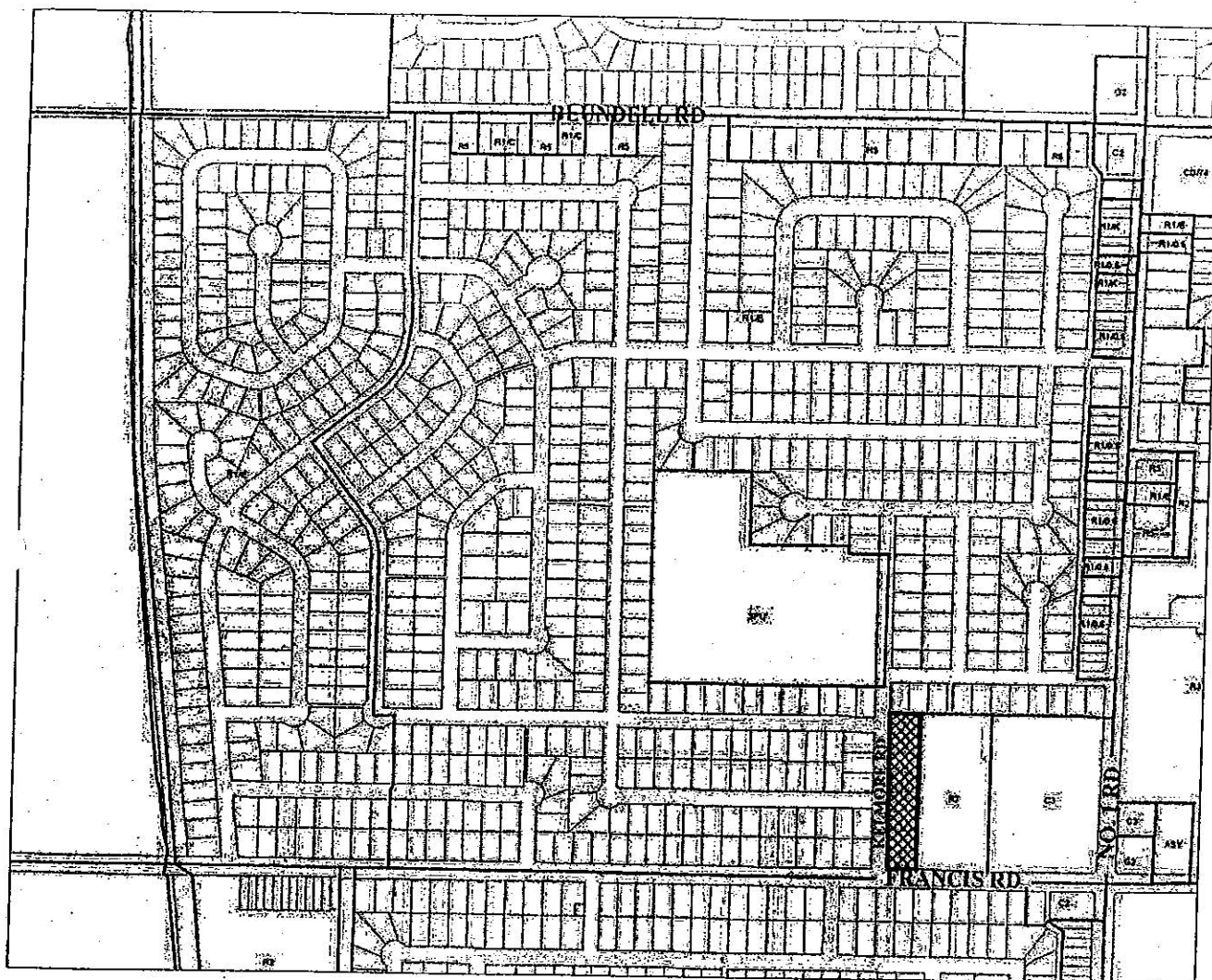
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Question 2:

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

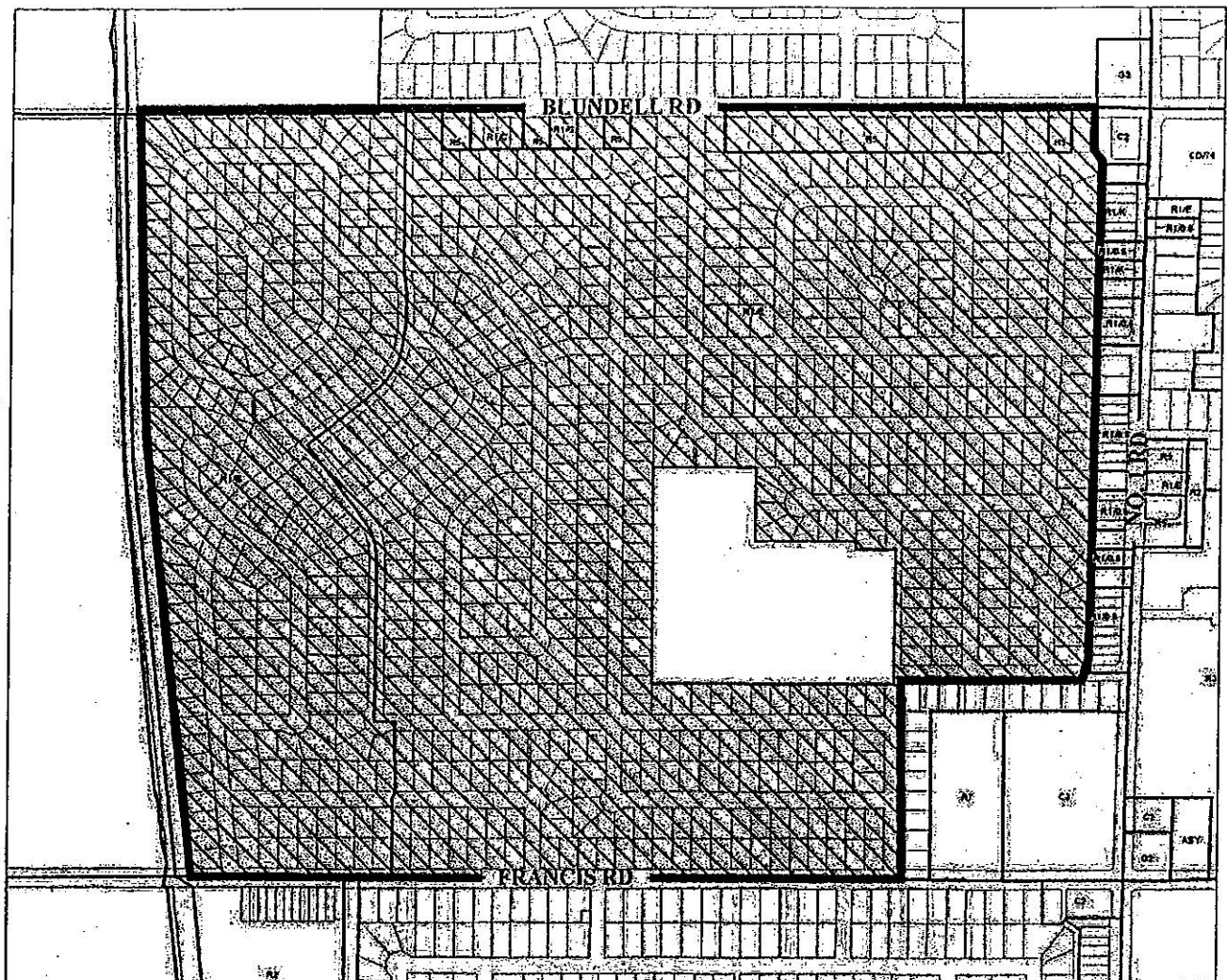
Same as 1.

Question 3:

I am in favour of keeping the minimum lot width in <sup>all of</sup> ~~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

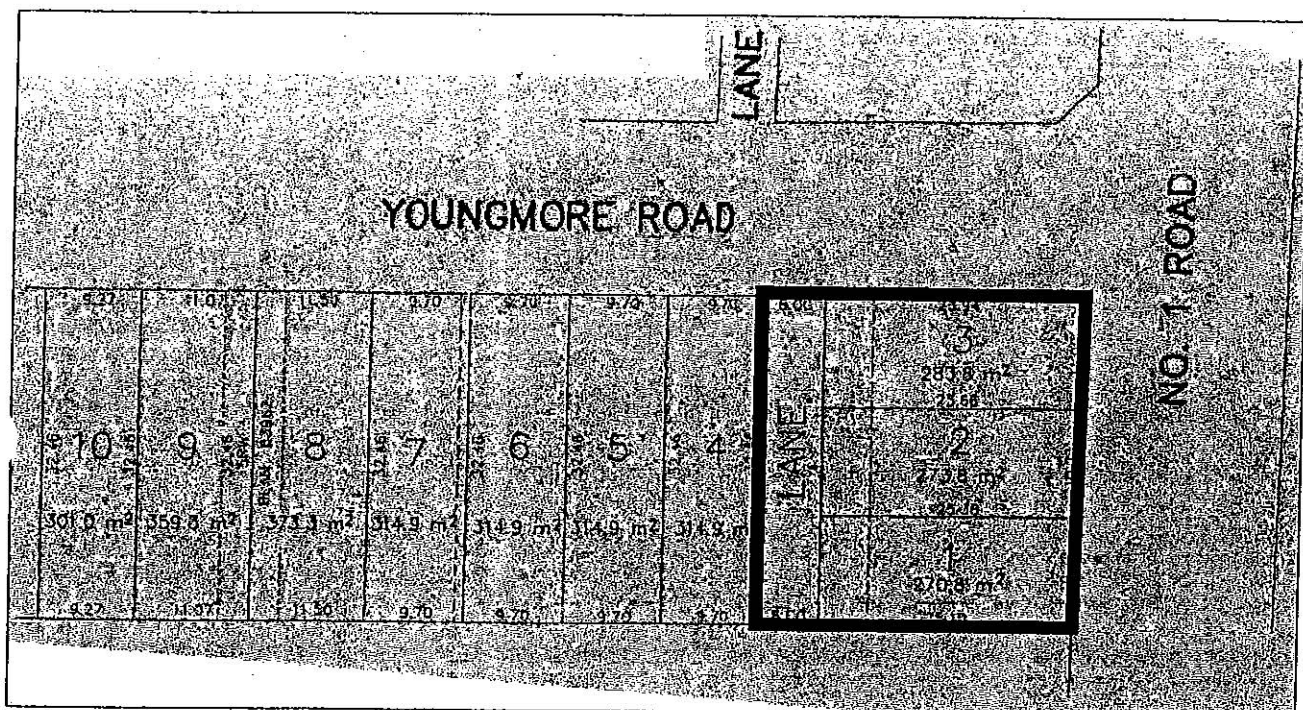
This is a trick question, and I object to its wording. To check "agree" implies prior agreement to the Youngs more minimum lot application. The revised statement above represents my views.

**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 oppose this application because dozens of <sup>recently re-developed</sup> narrow lots already front on No. 1 Road. Dozens of identical homes have been built on them, creating "cookie cutter" architecture down the west side of No. 1 Road. We do not need any more identical housing on No. 1 Road.

I would favour lots 1, 2, 3 only being densified into a different type of housing, e.g 2-story low rise apartment or condo (to keep existing height restriction) building containing 4-6 units. This because of facing on to high volume traffic on No. 1.

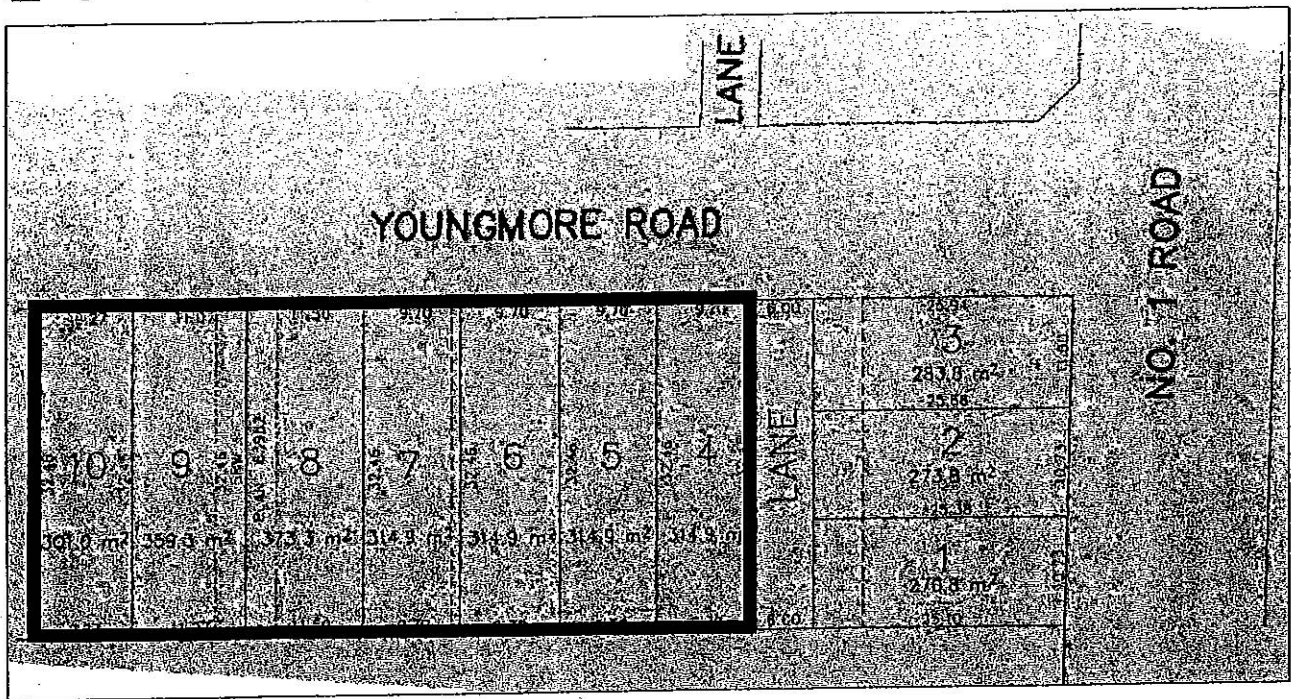


**Question 5:**

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**

For same reasons expressed re  
Question 1.

## Additional comments

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

I would like to see the Open House format improved by:

1) - information on display boards, <sup>also</sup> available as handout.

2) - a clear analysis from staff point-of-view of the advantages and disadvantages, or simply all the implications of the re-development application.

This to be on display board and handout. To be a professional, neutral analysis.

3) - for the staff (Edwin Lee in this case)

to give a 8-10 minute overview of the application during the open house, e.g. at 6:30,

7:00, 7:30, and then be available to individuals for questions after.

4) - for City of Richmond staff to be clearly identified. I

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.

only spotted Edwin Lee's name tag as I was leaving,

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and assisting staff, if any, were not identified.

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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

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





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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: GWEN JONGEJAN Address in Study Area: 8200 SEAFAIR DR.

Please indicate whether you are a;

☒ Property Owner

☐ Resident

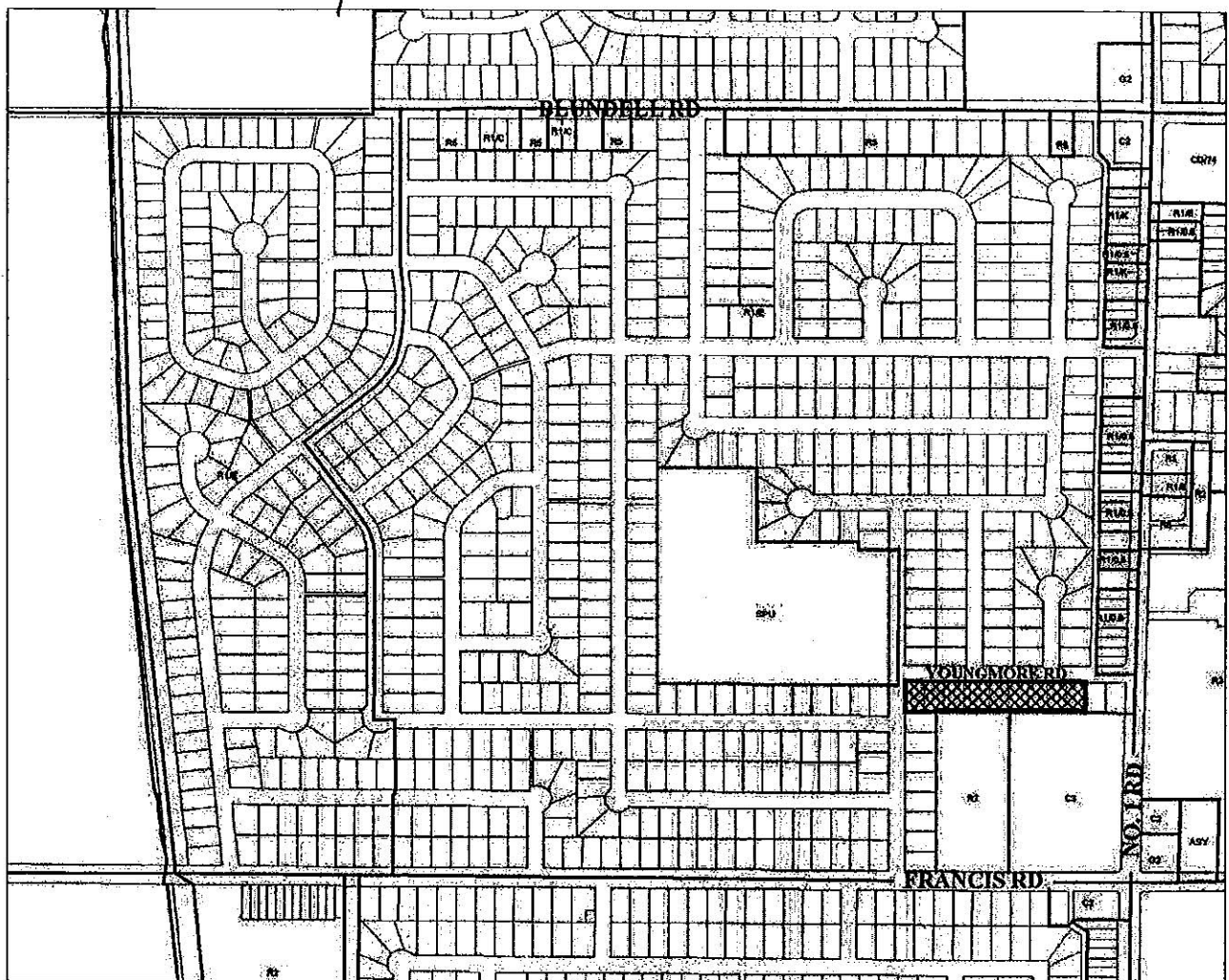
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**Question 1:**

**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**

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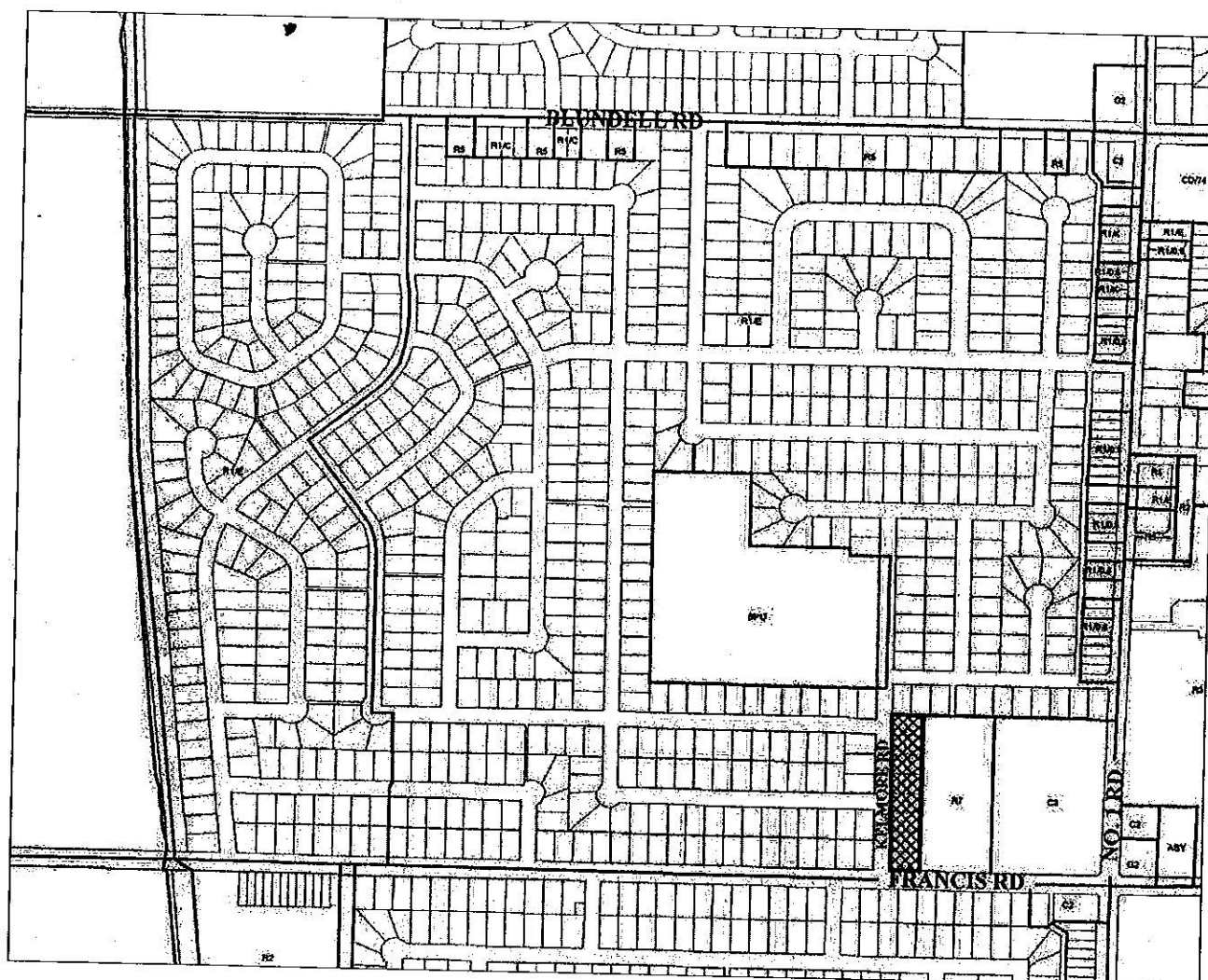
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**Question 2:**

**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**

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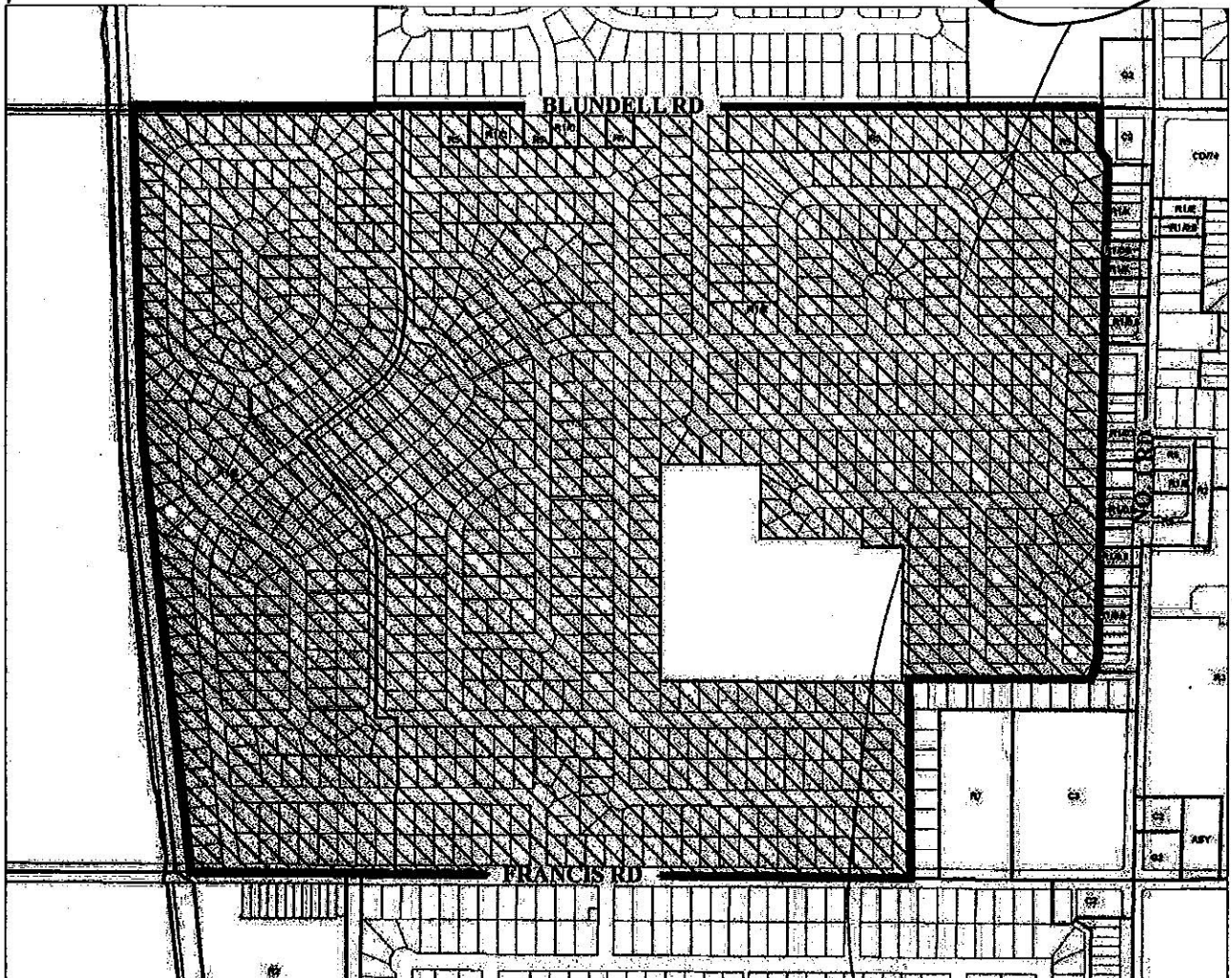
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**Question 3:**

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**

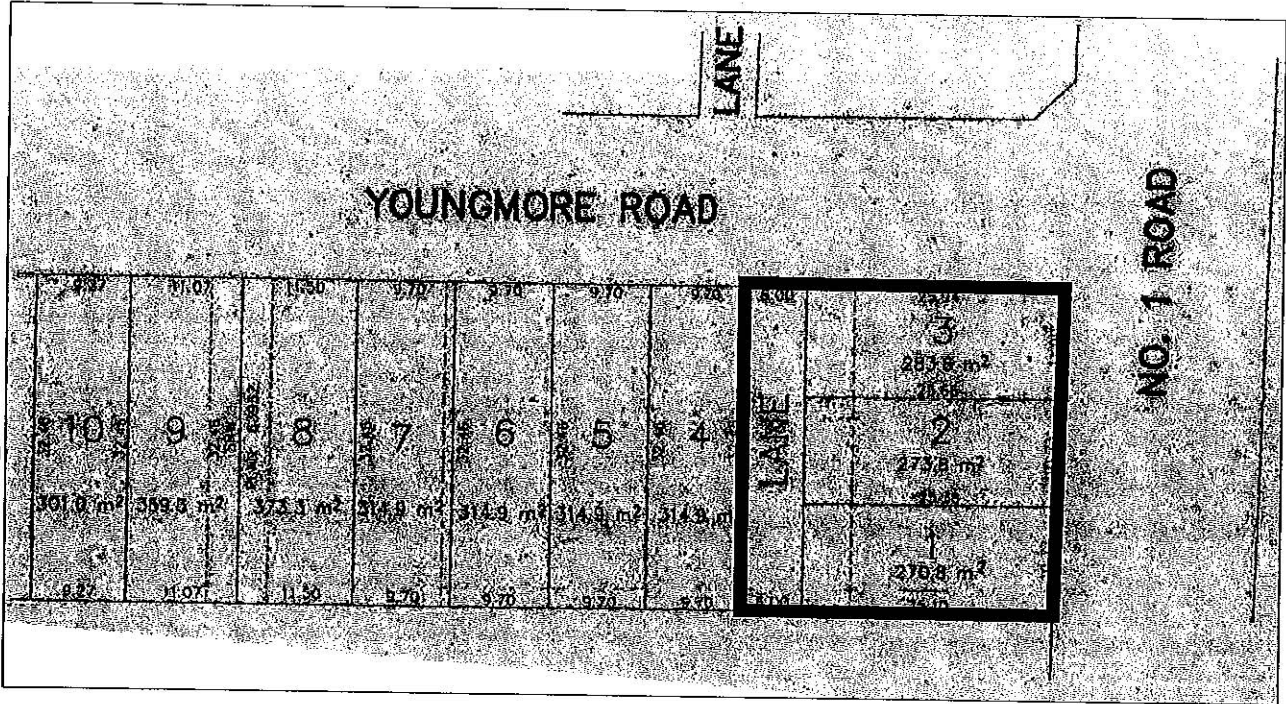
5 years only ?? Indefinitely, I  
would prefer !!!

I moved to this neighborhood specifically for the  
larger lot size, gardens & trees.

**Question 4:**

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☐ Agree ☒ Disagree



**Comments**

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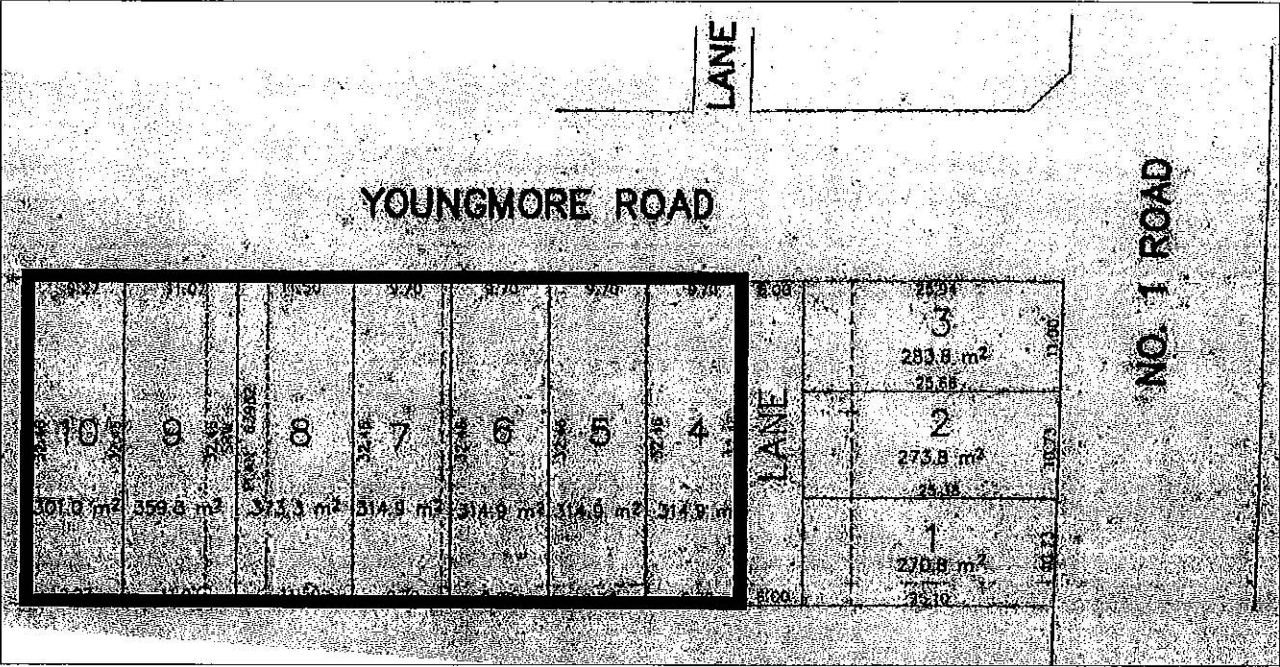
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Question 5:

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

Comments section with multiple horizontal lines for text entry.



### Additional comments

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

I moved to the Seafair area because of the quiet neighborhood, large lots & gardens. Subdividing the lots & doubling the density would not only decrease the value of my property but detract from the "ambiance" of this lovely neighborhood. There are also safety & traffic concerns particularly in and around Gilmore school where 2 of my children attend.

Subdividing the lots will increase traffic and endanger the safety of the students attending Gilmore.

The division of the lots to 9m wide is purely a

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604-279-7160 'ਤੇ ਫੋਨ ਕਰੋ

1) selfish financially driven move not only by the landowner but by the city with no regard for the impact it will have on our neighborhood!!!



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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: Ray Sajo Address in Study Area: 8571 Fairhurst 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

① I disagree with reducing lot size on S. side of Youngmore because it disturbs the integrity of the More/S. side subdivision. More housing = more people = more noise & we living here value the feeling of "space" & most certainly the quiet in the neighbourhood.

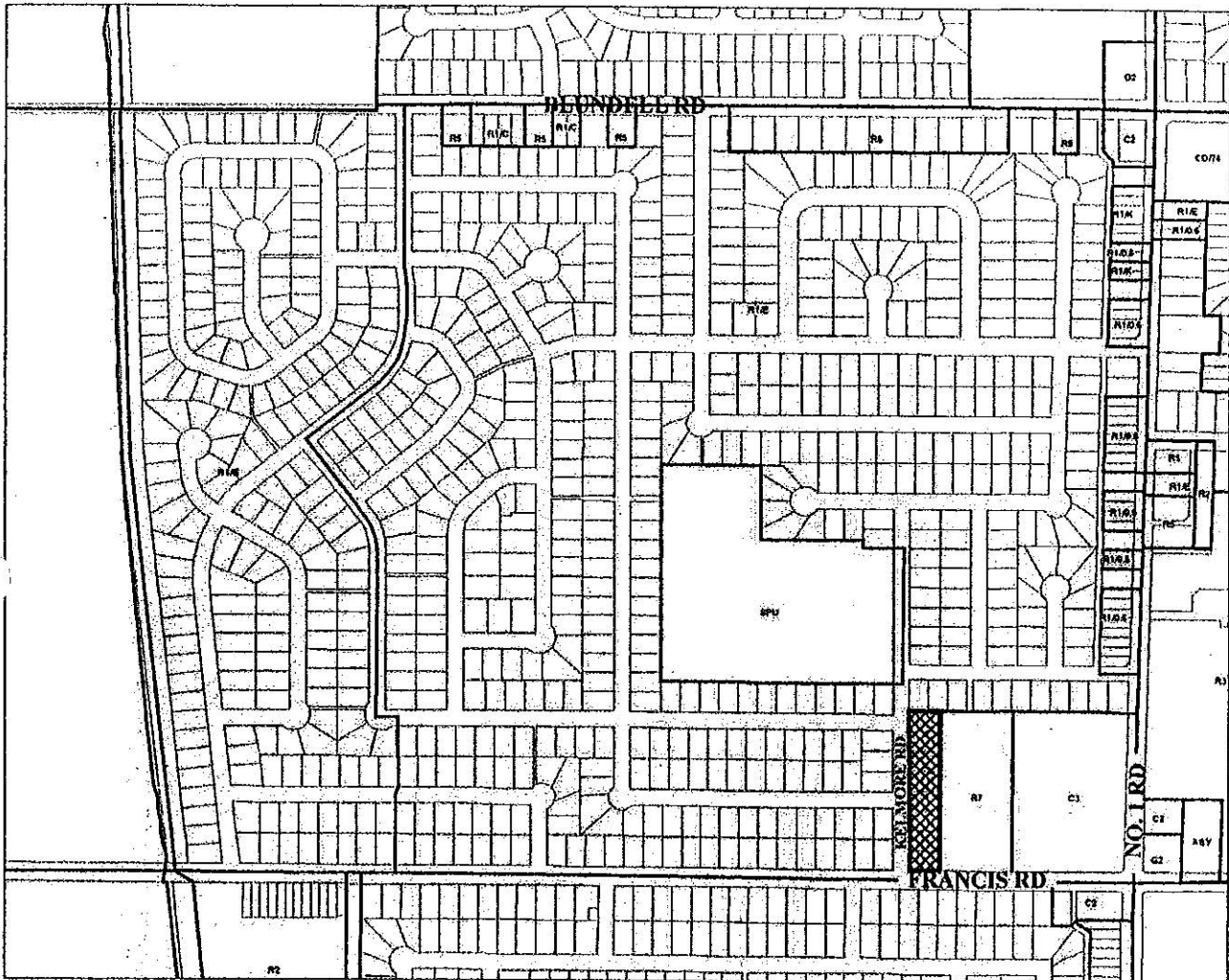
② To allow reduced lot sizes in this area rewards the individuals that have allowed these properties to fall into such deplorable conditions & further will encourage other "speculators" to purchase & deteriorate their properties with a view to "cashing in" years down the road. Page 2 of 7

**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**

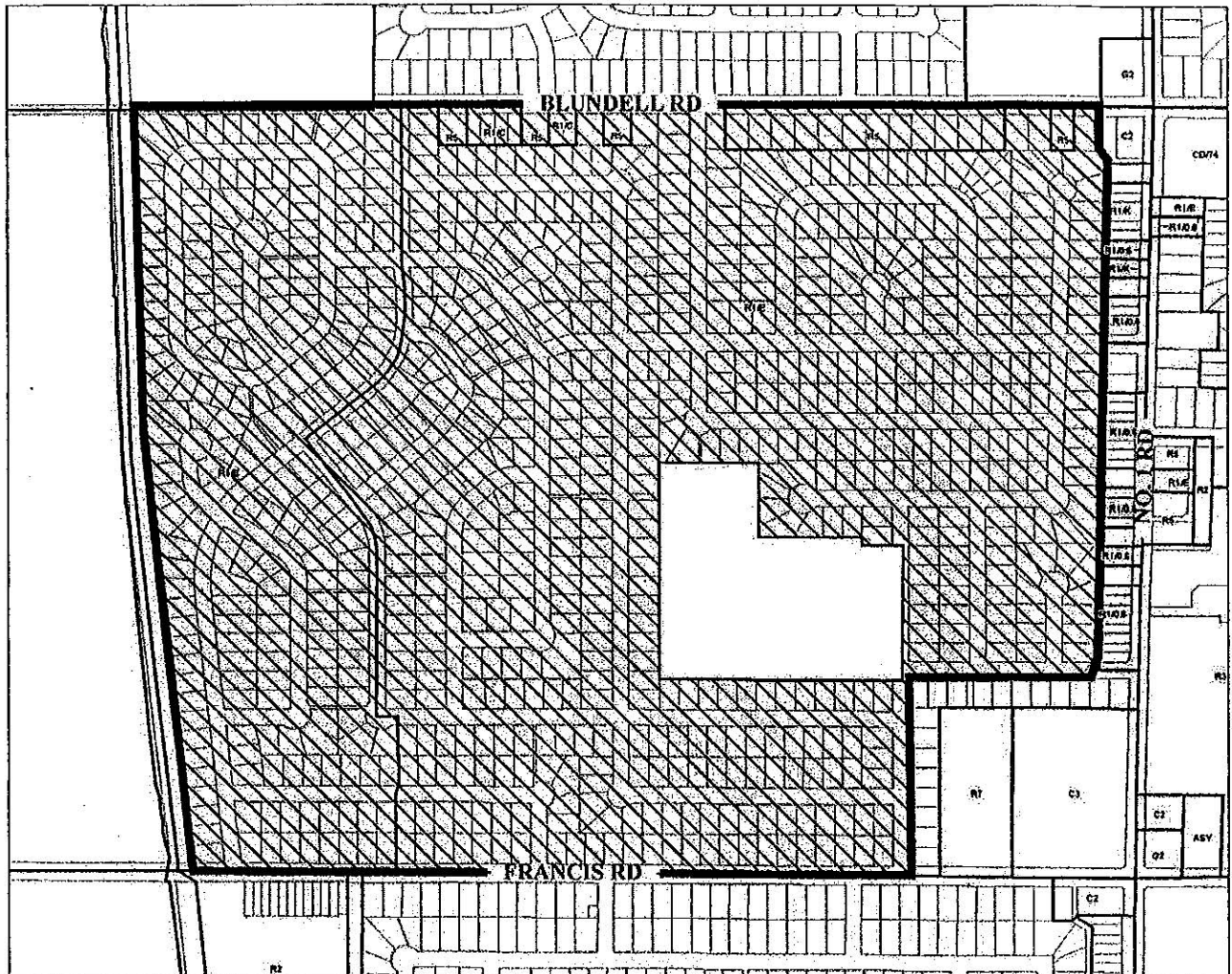
- ① No, reduction of lot sz - destroys integrity of current neighbourhood.
- ② Will create unwanted, unsafe traffic into the heart of the subdivision & will threaten, further, the safety of families getting children to school.
- ③ Will increase #'s of people, #'s of cars, activities & noise into what we all value most about this neighbourhood, space & quiet!

**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 support keeping current lot sizes. As a resident of Seabur for 23 years, the most valued attributes of living in this neighbourhood are the space between homes, an appreciation for older homes, & the tranquility & calm this space provides in terms of quiet!

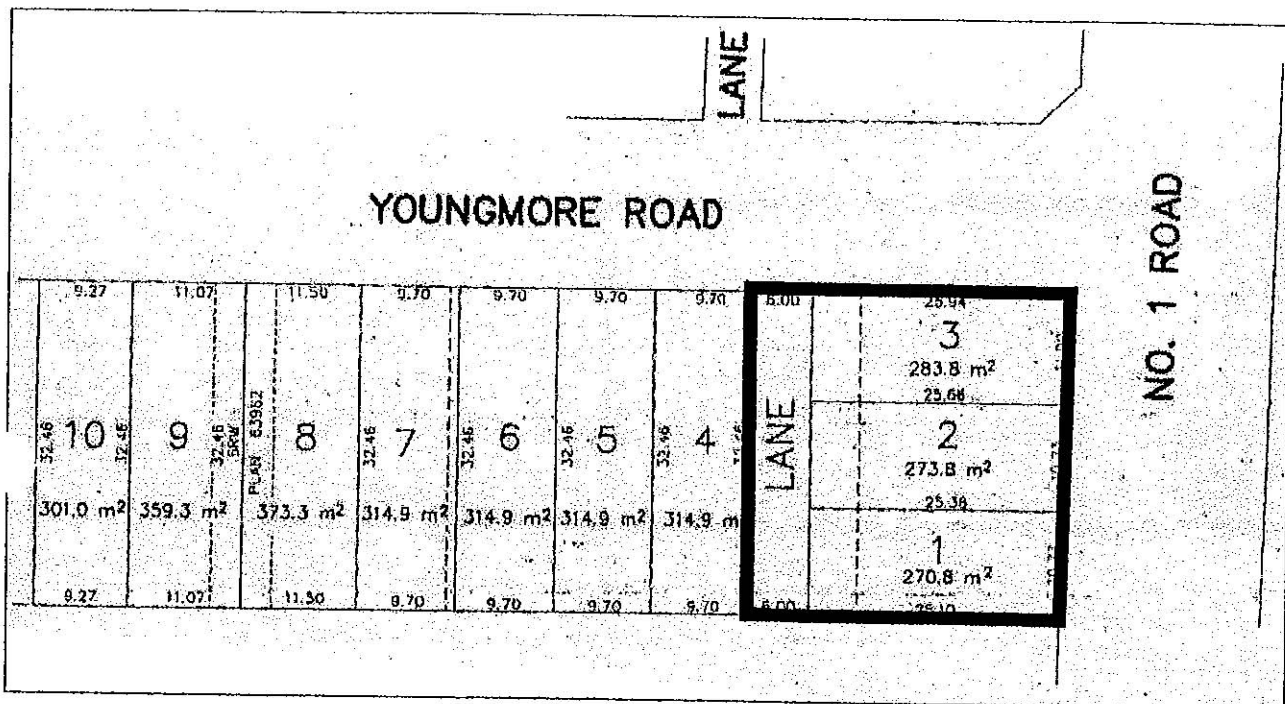


**Question 4:**

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☐ Agree

☒ Disagree



**Comments**

*I do not support the increased density this plan provides. I do not support rewarding the current land owners <sup>who have</sup> ~~being rewarded for~~ allowing those homes to deteriorate over the years. To allow those landowners to benefit now will encourage future speculators to do same which disrespects those of us who wish this neighbourhood to be our home.*

*It is extremely frustrating /disappointing that the City of Richmond has allowed the owners of these properties to let these houses fall into such disrepair. I believe the City should require these owners to either Repair said homes or sell the property so others can.*

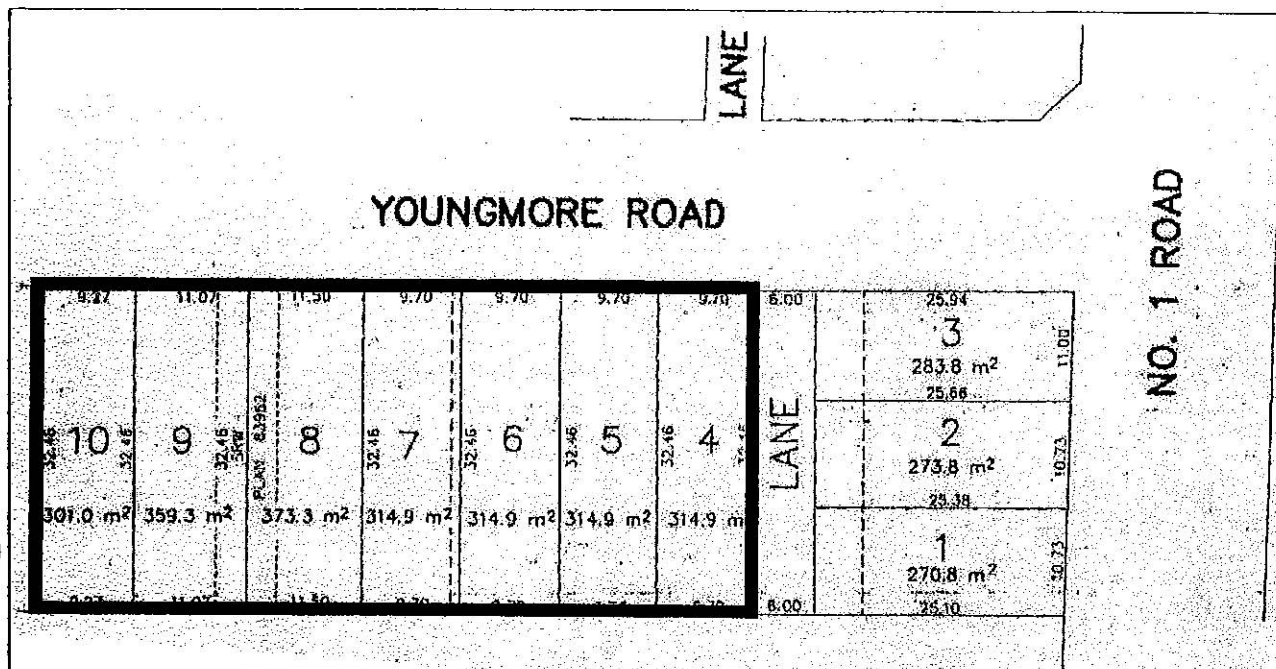


**Question 5:**

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**

16-<sup>1</sup> disturbs integrity of Mores, Seaford subdivision.  
 2 Rewards those current owners who have for years disrespected the neighbourhood.  
 3 This increases density, impacts calm & tranquility weathering in this area.  
 4 Will increase traffic & noise.

## Additional comments

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

*We have enjoyed this area for 23 years. We have been able to afford to purchase a bigger home or to move to more modern or even Westside of Vancouver property for some years now. We have not moved because we so value the "space" between the homes and the quiet this space allows. People choose to move to this Seafair area for that reason. To allow reduced lot sizes will destroy what makes this area desirable. Consequently property value will be reduced. From a financial perspective a move to reduce lot sizes will be negative for current property owners. Development + construction on a scale suggested by A in lot size would be extremely disruptive to those of us living here. The City of Richmond needs to respect that some of us value/appreciate larger lot sizes and gardens with privacy.*

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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: WILLIAM GRAHAM TAYLOR Address in Study Area: 8571 FAIRHURST RD.

**Please indicate whether you are a;**

☒ Property Owner

☒ Resident

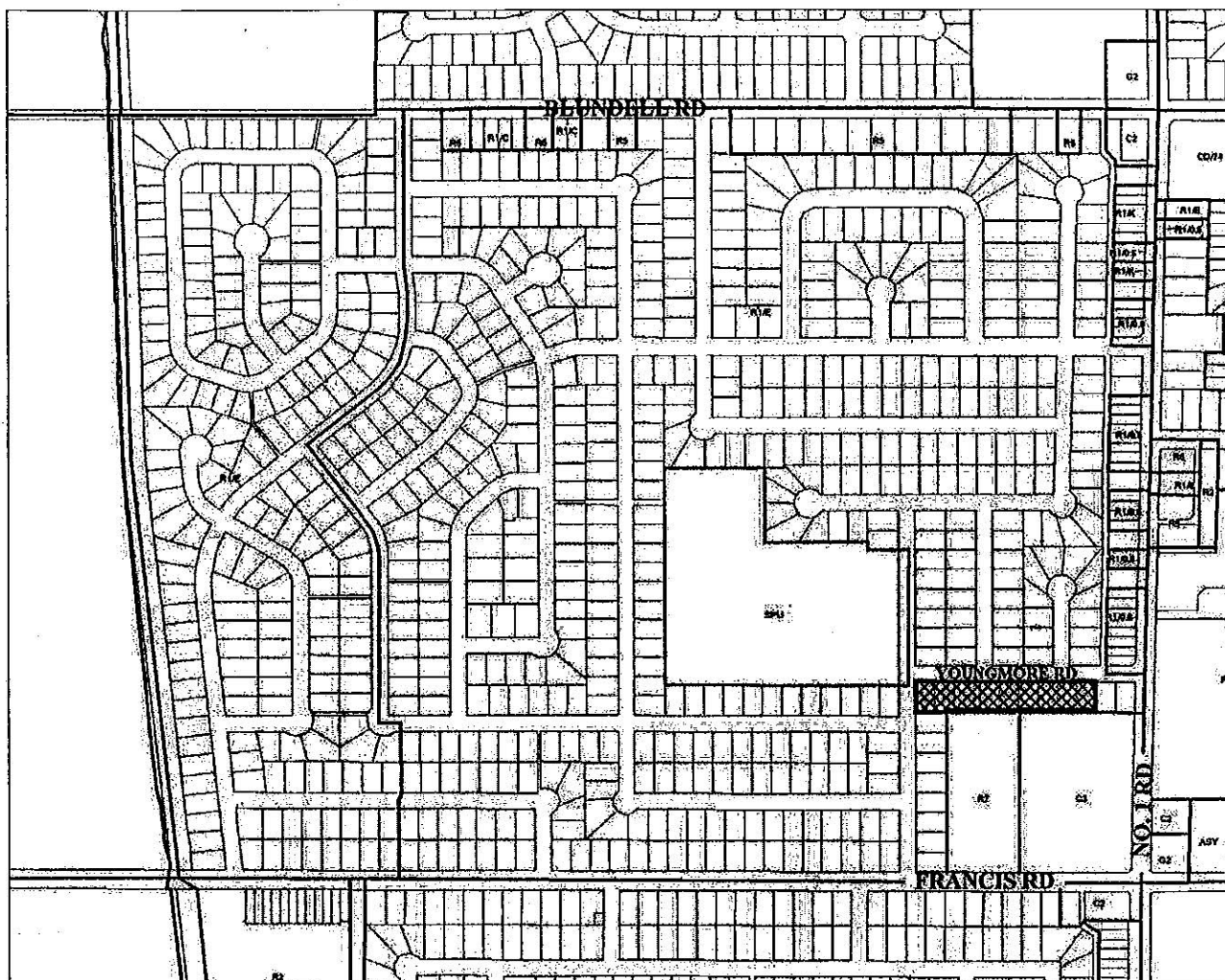
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Question 1:

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

It is important for the City of Richmond as a whole & this neighbourhood in particular that neighbourhoods be allowed to retain their character. Some people like to have decent-sized lots (I guess the City would call them large) with real back yards. We like this neighbourhood as it is. The proposal being considered would ruin

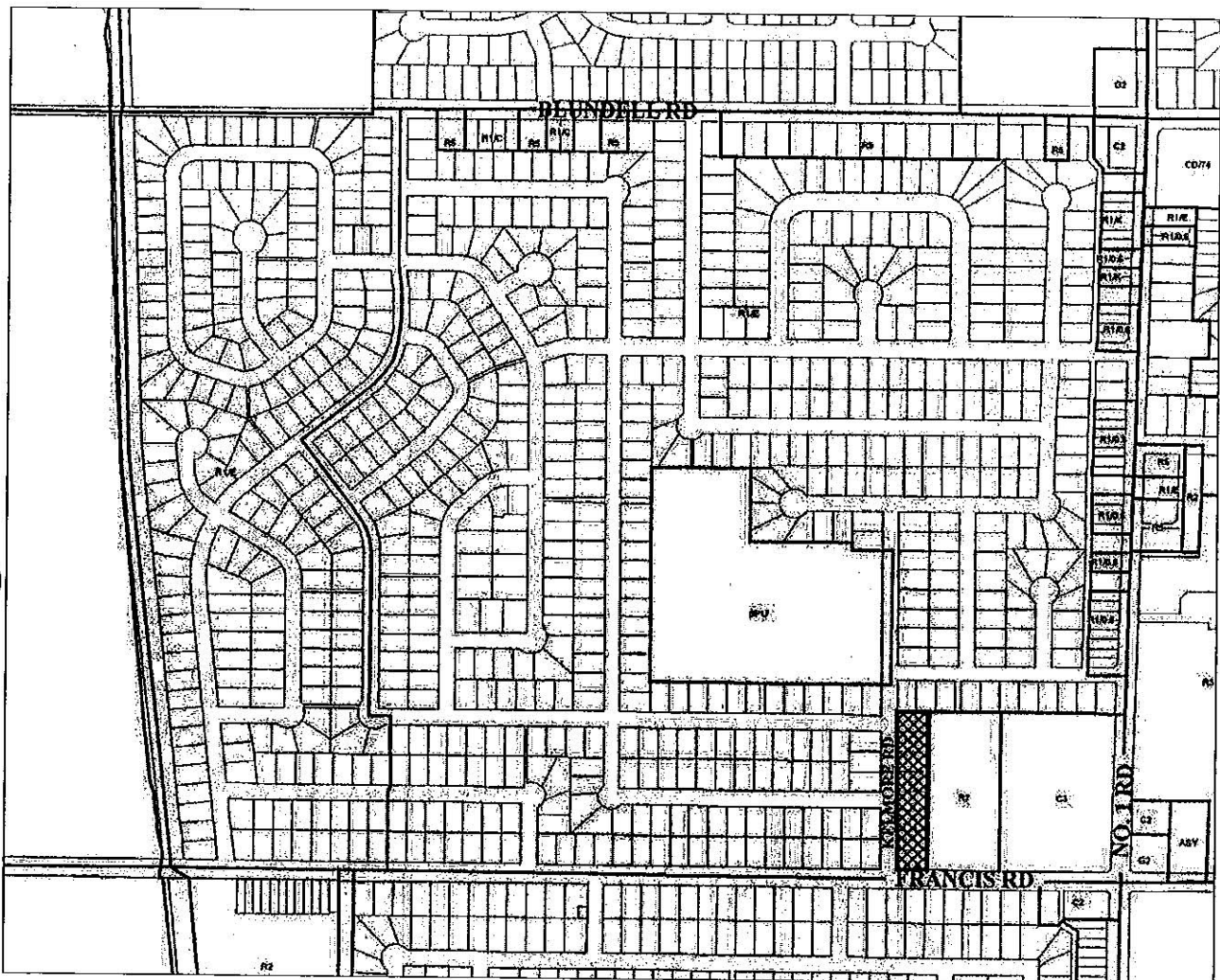
→  
to page 3

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

*the character of the neighbourhood. In addition, if I understand the process correctly, the precedent set by allowing this rezoning means the neighbourhood would be subjected to years of demolition & reconstruction.*

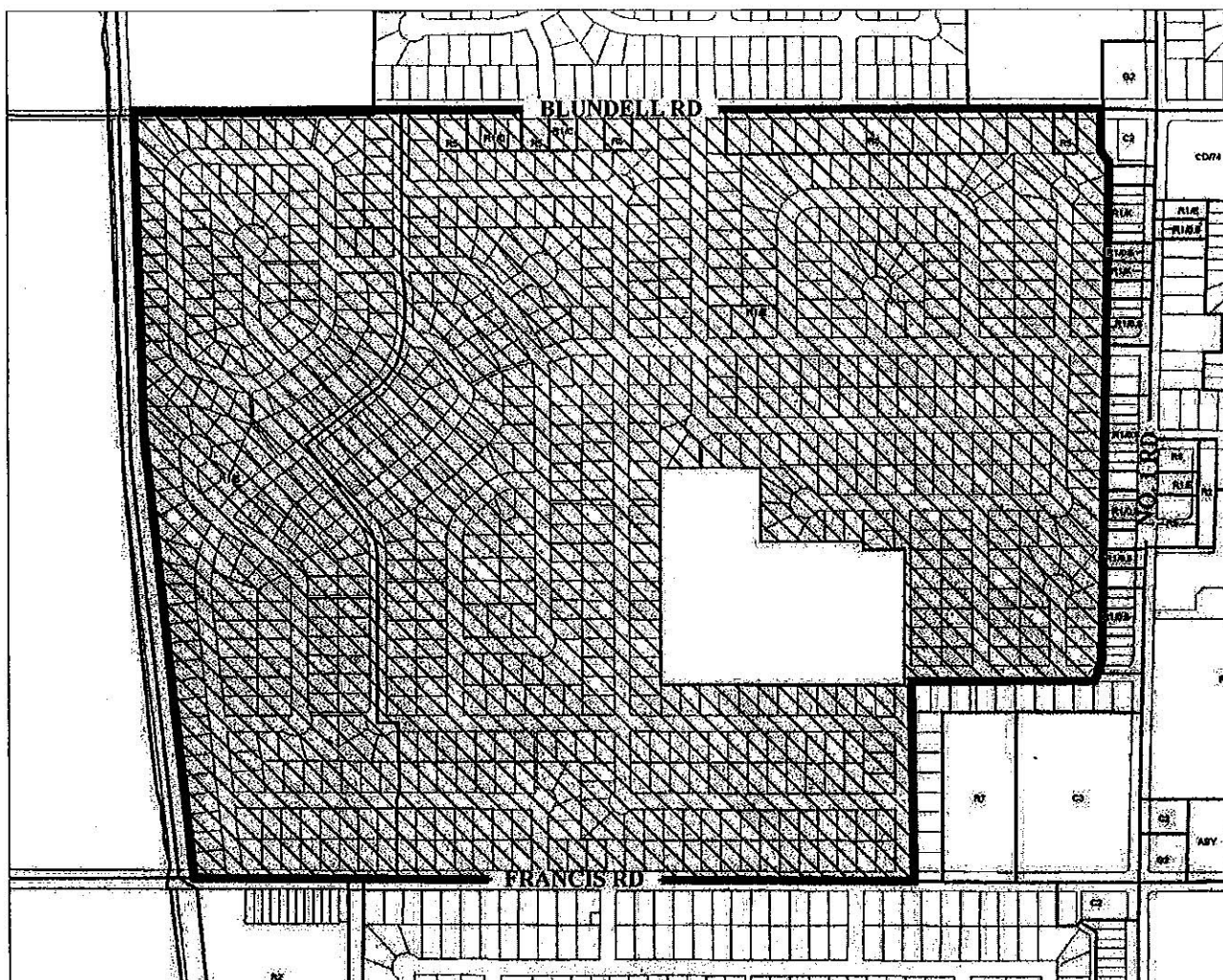


**Question 3:**

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**

The neighbourhood should be allowed to retain its character. Large-lot neighbourhoods have a place in any city worthy of the title "city". I bought my house in the expectation that the neighbourhood would stay the way it was.

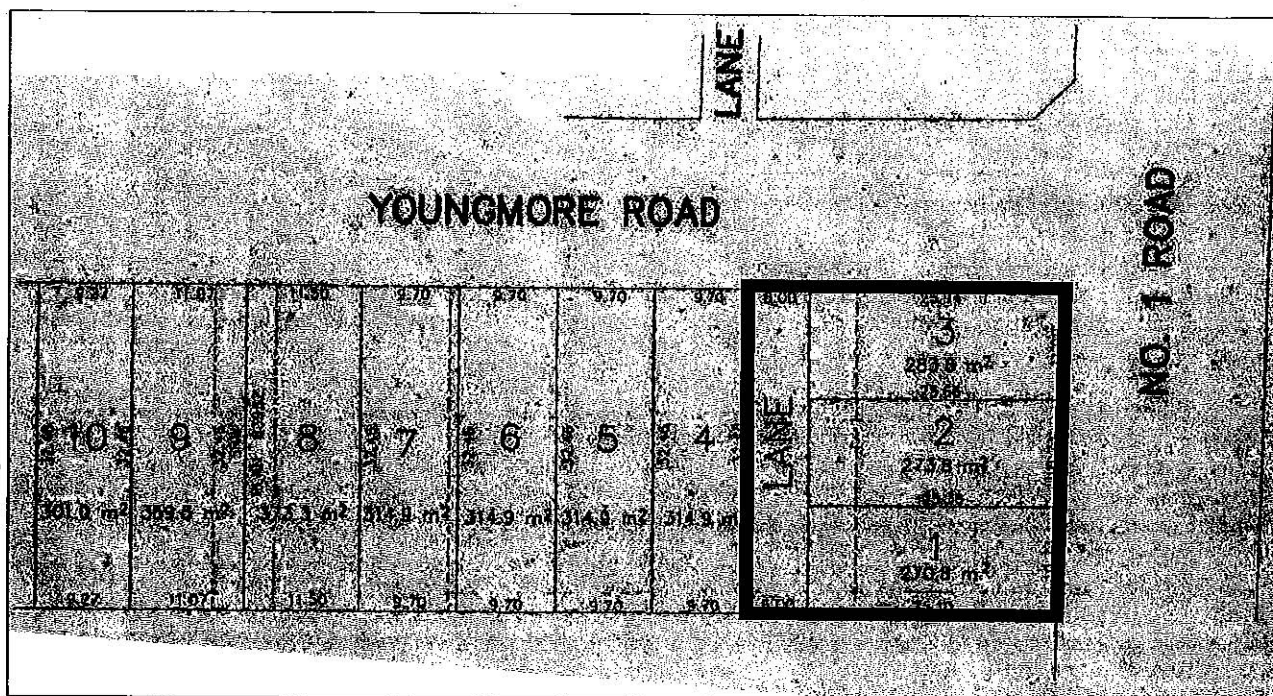


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☐ Agree

☒ Disagree



**Comments**

The Arterial Road Redevelopment Policy is wrong-headed. It only minimally increases the density of the city, results in more perfectly good houses polluting our landfills, subtracts houses with good back yards for children to play in &, by decreasing green space, is not environmentally responsible.

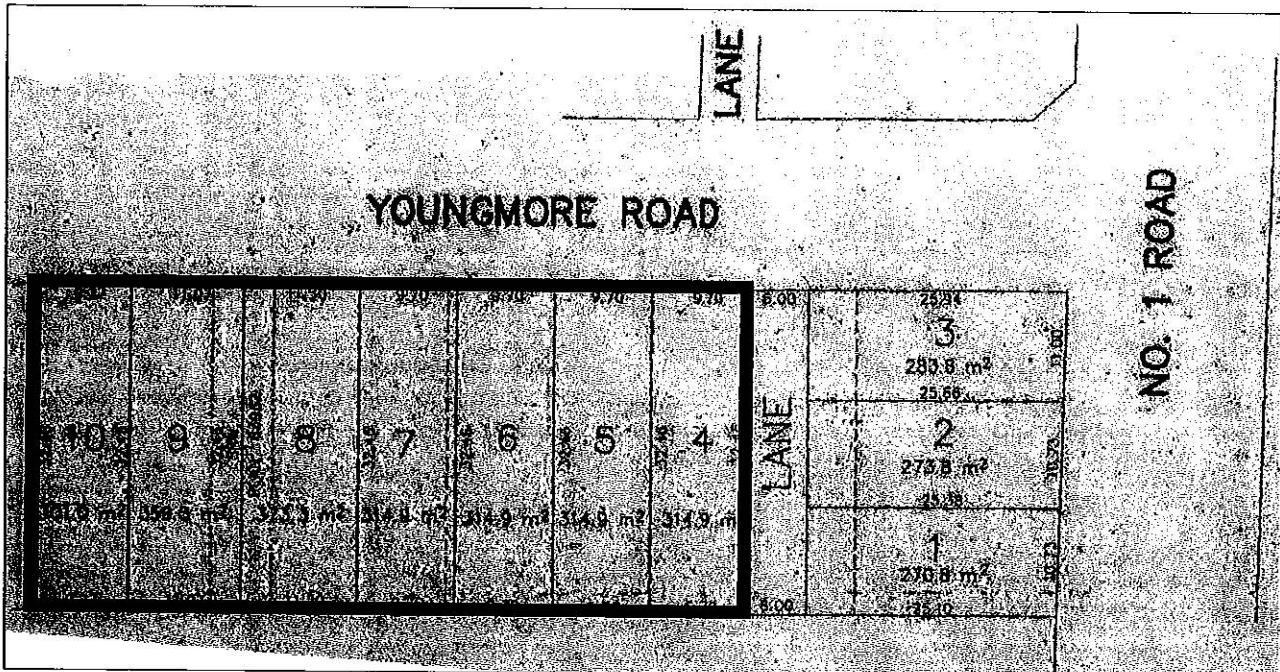
See comment on next page as well.

**Question 5:**

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☐ Agree

☒ Disagree



**Comments**

*See comments on all the other pages.*

*Plus,*

*the proponent of this plan is a disgrace to the city. He or she has allowed the properties on Youngmore to deteriorate to the point they are an eyesore. Instead of being rewarded with more favourable zoning, this proponent should be ordered to fix up the properties or be forced to sell them.*

## Additional comments

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

① If we are able to stop this redevelopment, why should it only be for 5 years? No wonder there is continual pressure for redevelopment if proponents like the present one only have to wait 5 years for another chance.

② Opposition is greater than you may think. So many people came to the meeting Jan 23 that you ran out of Feedback forms thus depriving many people of the chance to express their view without taking extra trouble.

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

**Name:** Phil Little **Address in Study Area:** 3900 Tinmore Dr.

**Please indicate whether you are a;**

☒ **Property Owner**

☐ **Resident**

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☒ Agree

☐ Disagree



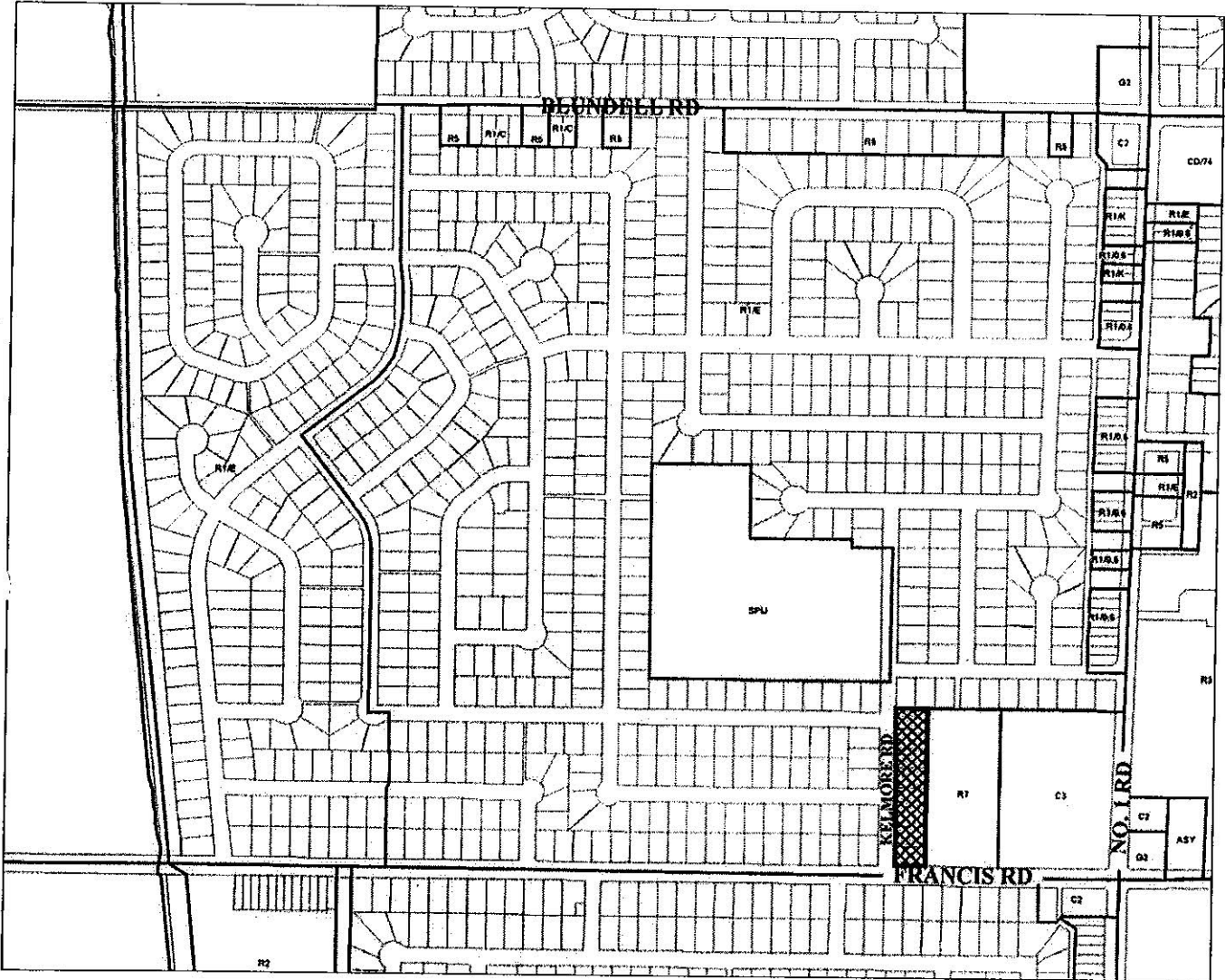
**Comments**



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**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

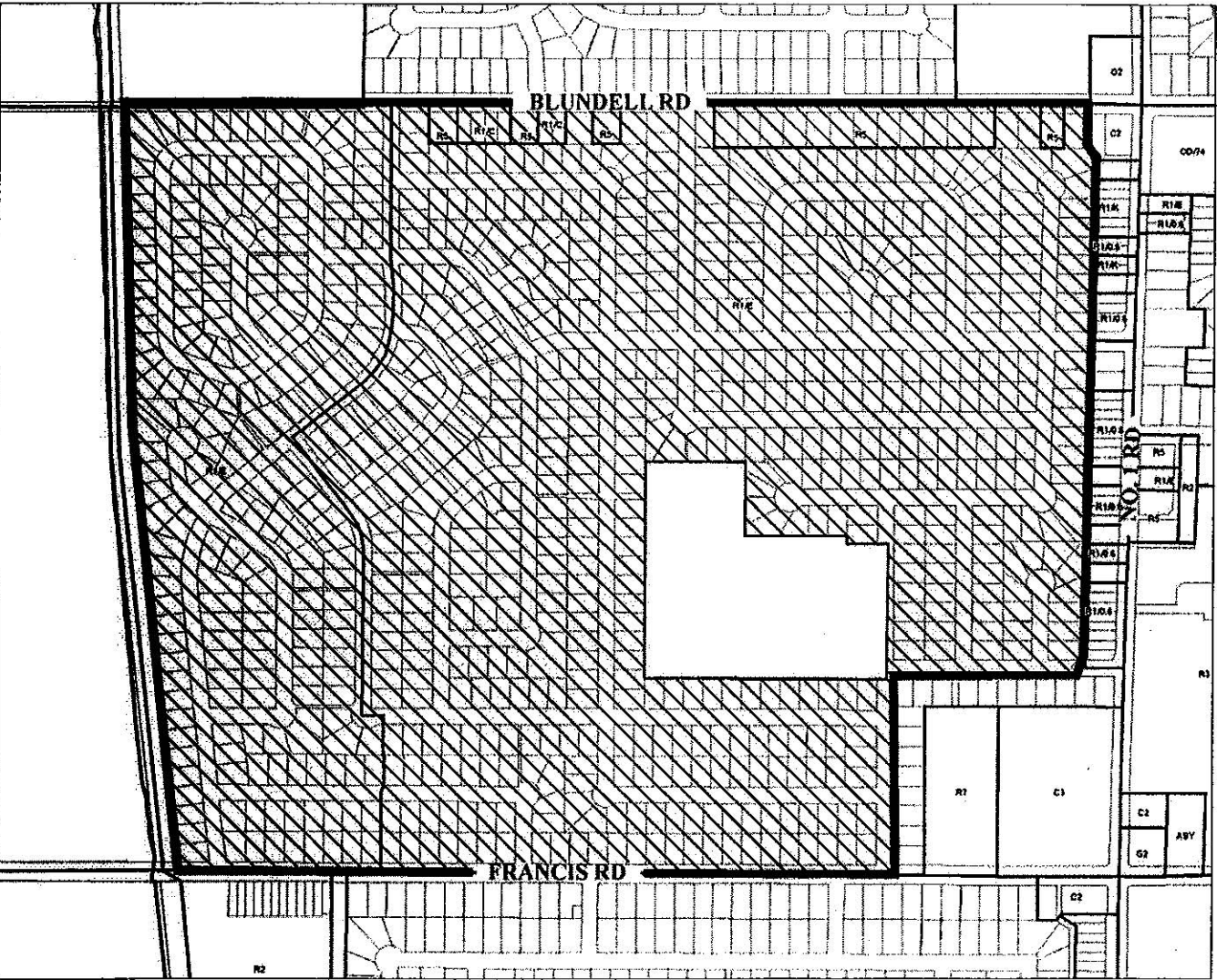


**Comments**

**Question 3:**

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☐ Agree ☒ Disagree



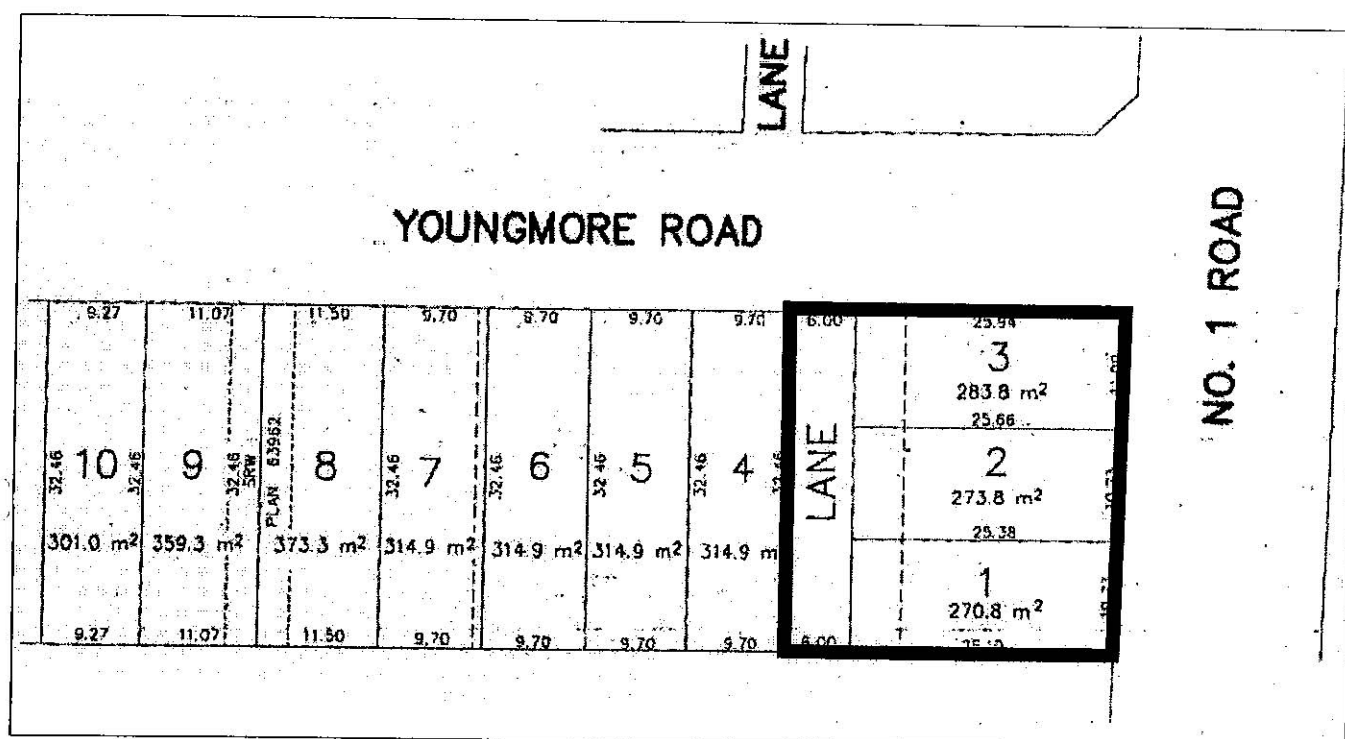
**Comments**

**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

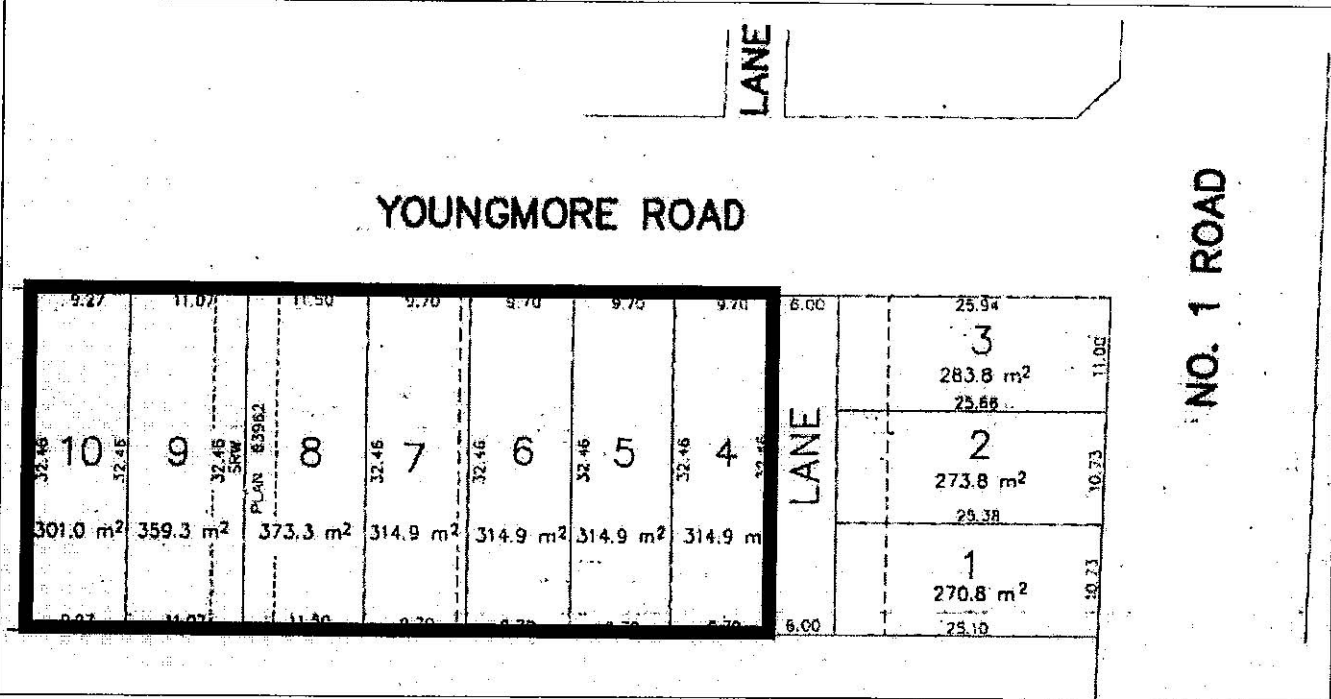


**Comments**

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

I believe that in light of projected population growth all larger lots should be open to being subdivided to create space for smaller/heritage style homes. If adequately regulated this should not take away from the feel of the existing community. Many of the older homes are now in disrepair and are rented. All this ofcourse creates a potential for problems.( grow-ops etc.)

Would like to see the city remain open to reviewing lot size issue in 2.5 years, not five. Please contact us if more input is required.



# 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 C.Y. Libbrecht S.D. Address in Study Area: 8731 Bairdmore Cres.

Please indicate whether you are a;

☒ Property Owner AND ☒ 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).

☒ Disagree



Comments

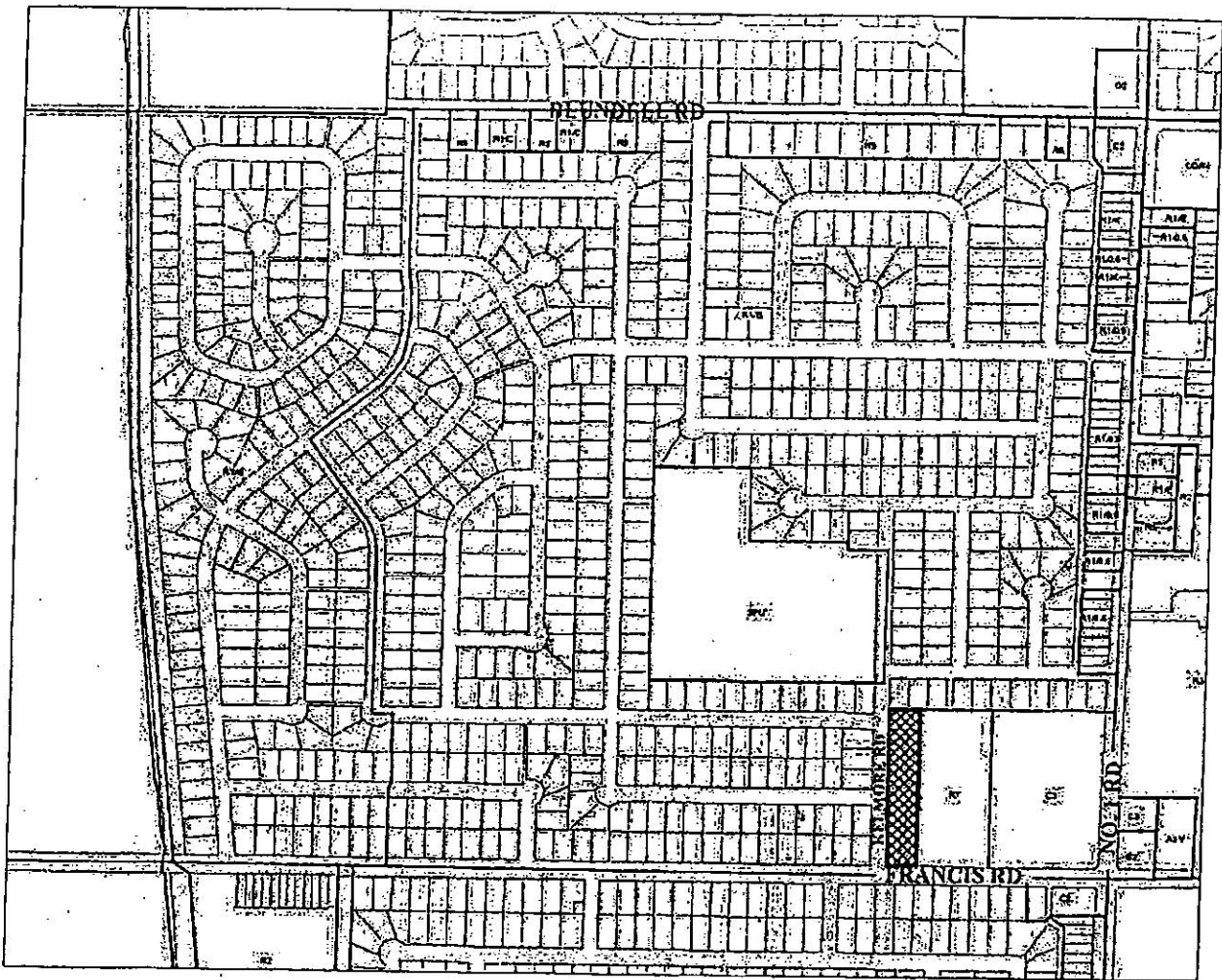
WE DISAGREE Reducing THE Lot Width  
ON Youngmore.

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

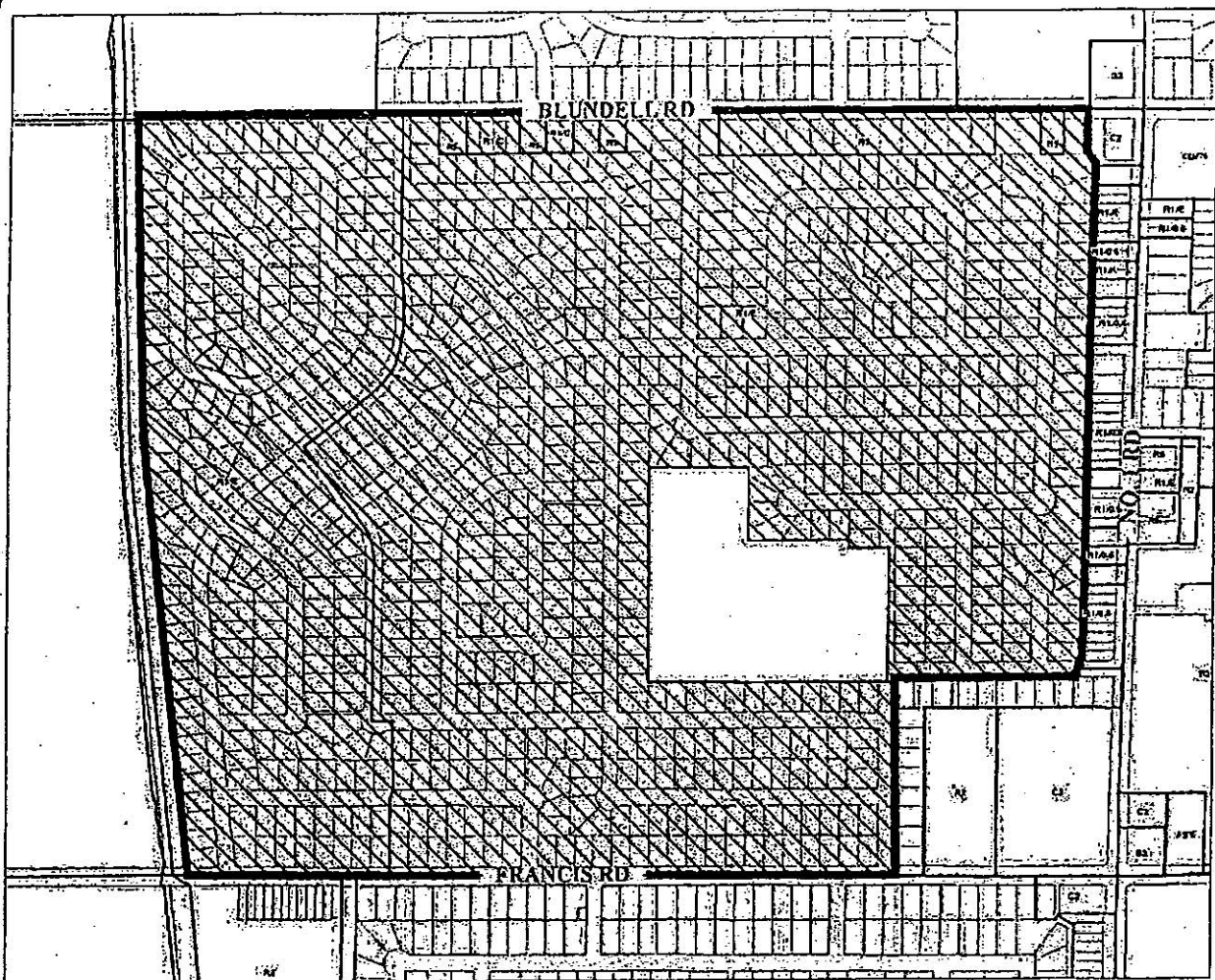
WE DISAGREE WITH REDUCING  
THE LOT WIDTH ON KELMORE

**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**

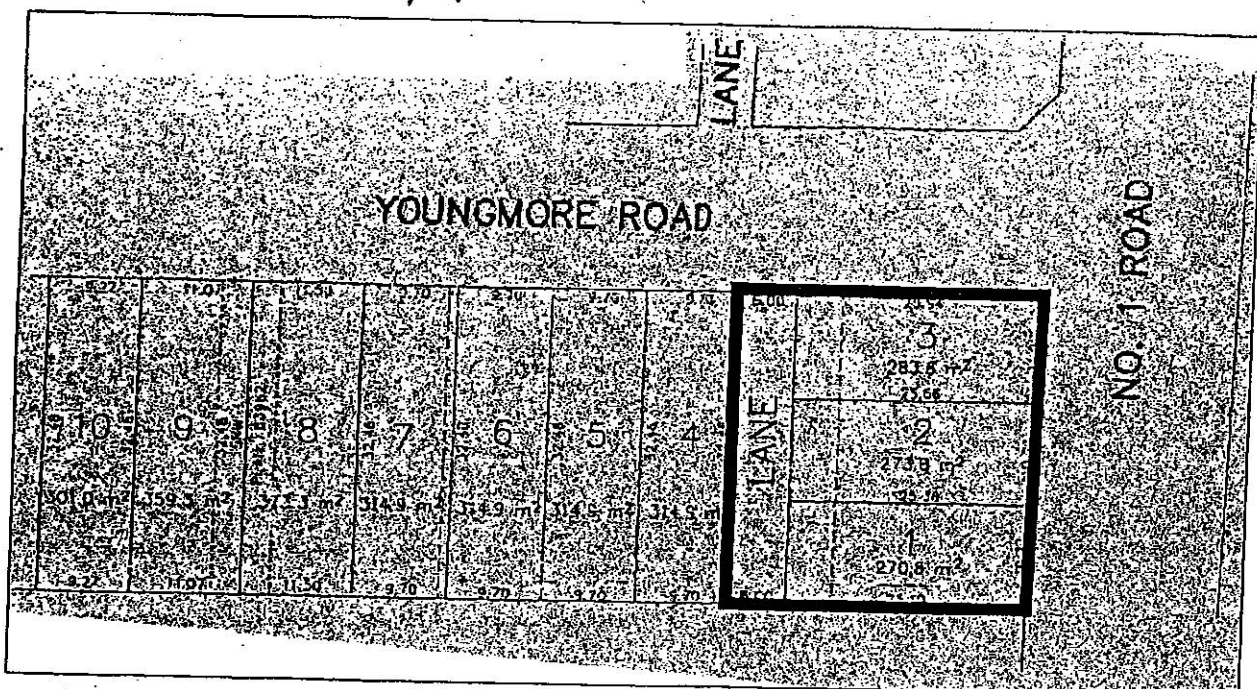
We want the current R1/E zone to be maintained in perpetuity within the area shown above.

**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-D.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**

We do not agree with the rezoning or proposed development shown above.

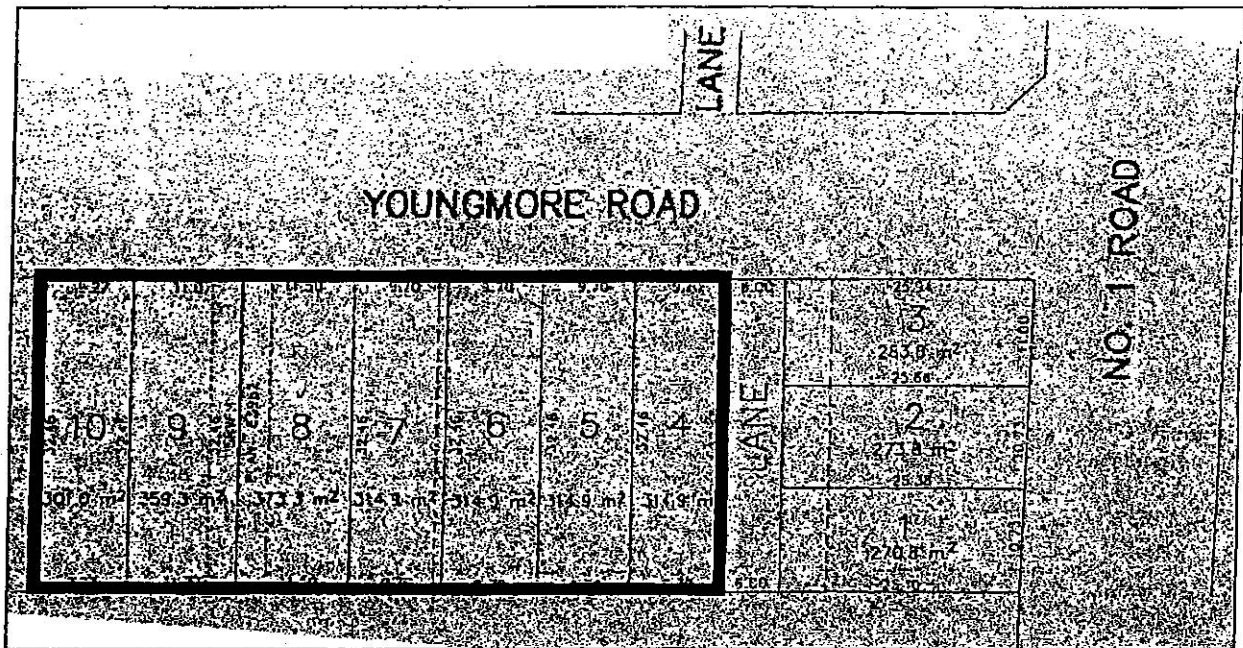


Question 5:

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

We do not agree with the rezoning or proposed development shown above.



**Additional comments**

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

We do not agree to any changes to the  
RIE zone shown on the drawing included  
in this survey.

We do not want any change to be made to  
our neighbourhood.

It is despicable of the Planning & Devel. Dept.  
to handle such matter in the manner in which  
this situation has been handled. It shows a  
total disrespect for their employees & the citizens of Richmond.

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.

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the Lot Size Study.

For Translation Assistance: 如閣下需要中文翻譯服務  
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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



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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: JAMES HUGHES Address in Study Area: 8540 FAIRWAY ROAD

**Please indicate whether you are a;**

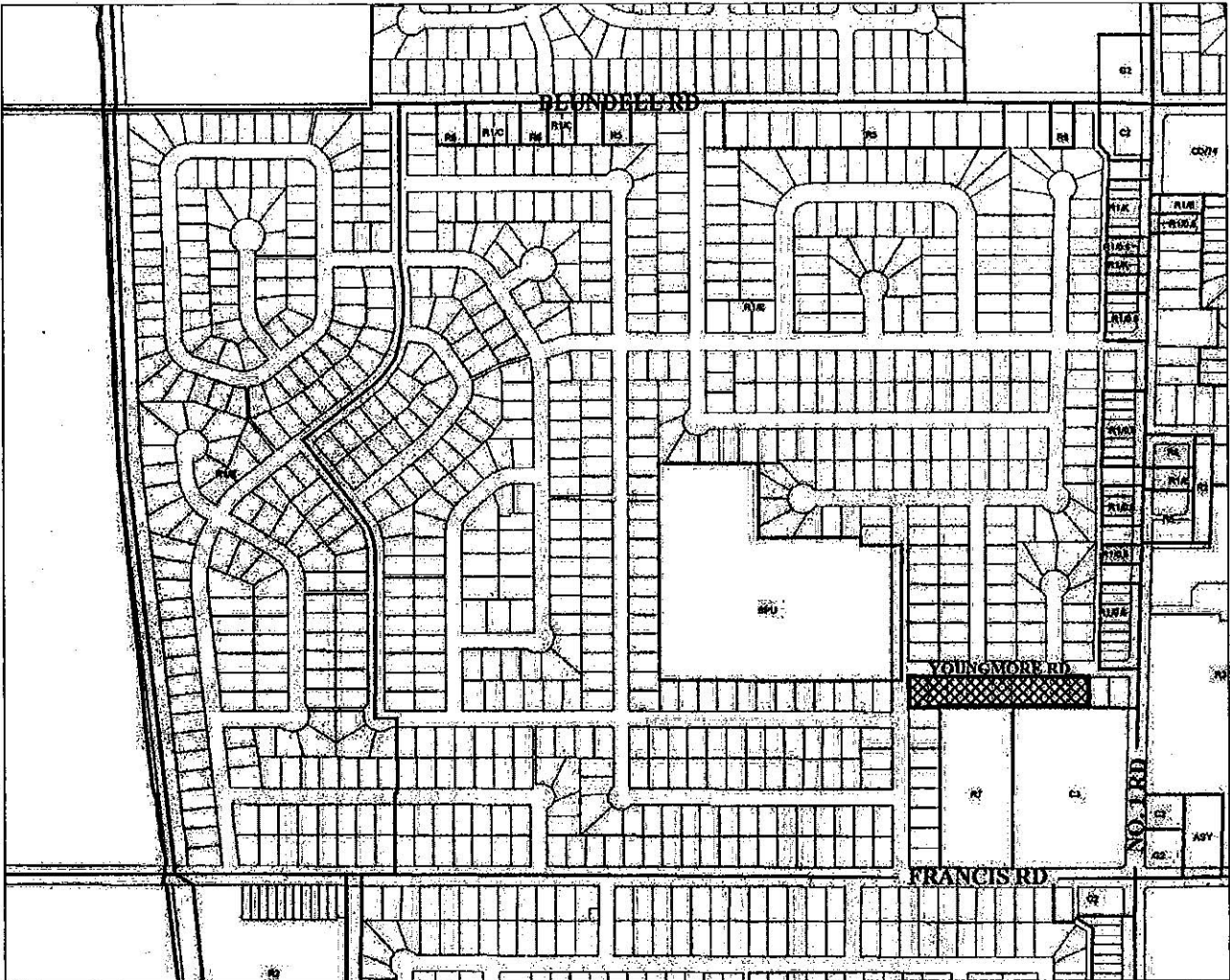
☒ Property Owner ☐ Resident

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**

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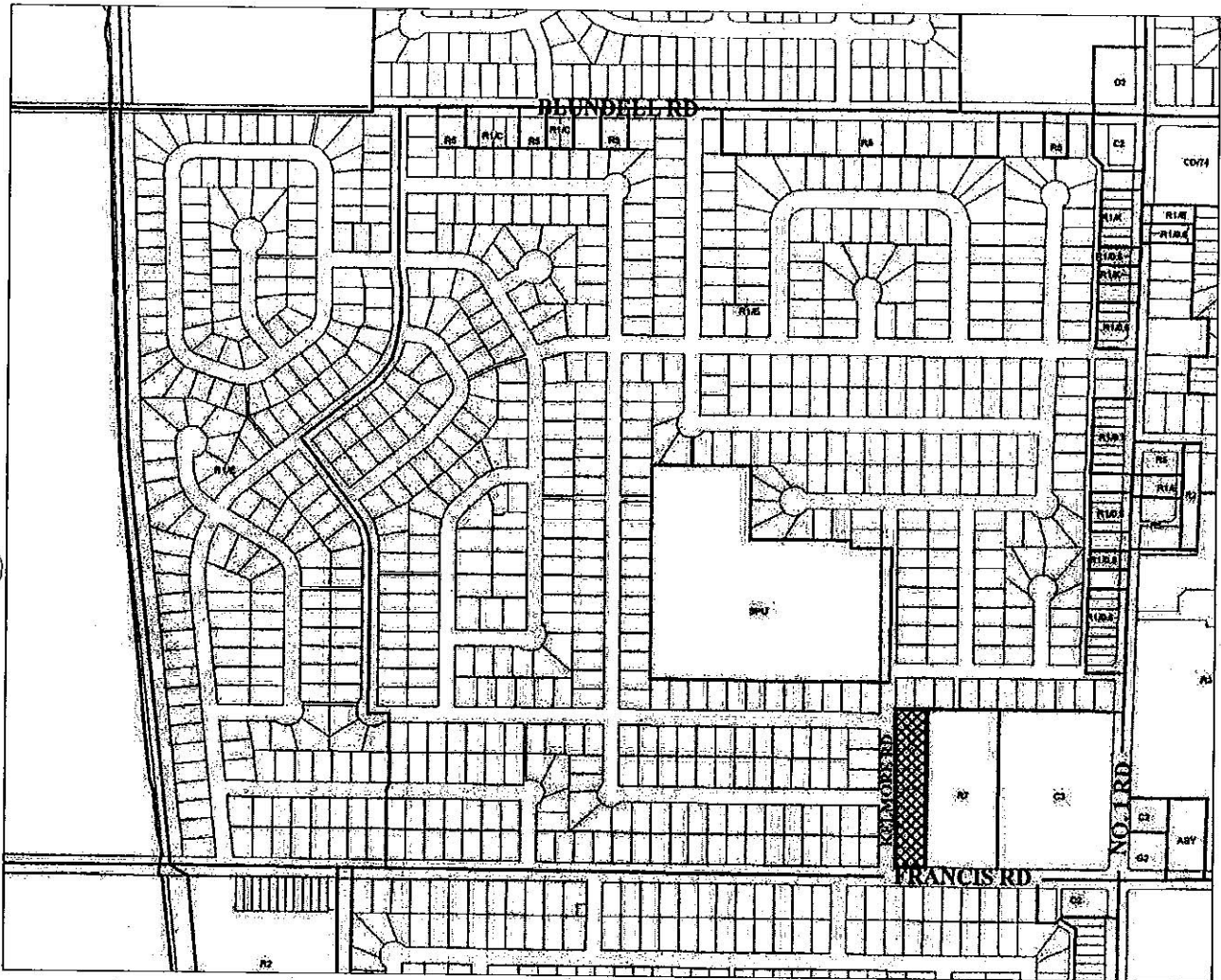
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Question 2:

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

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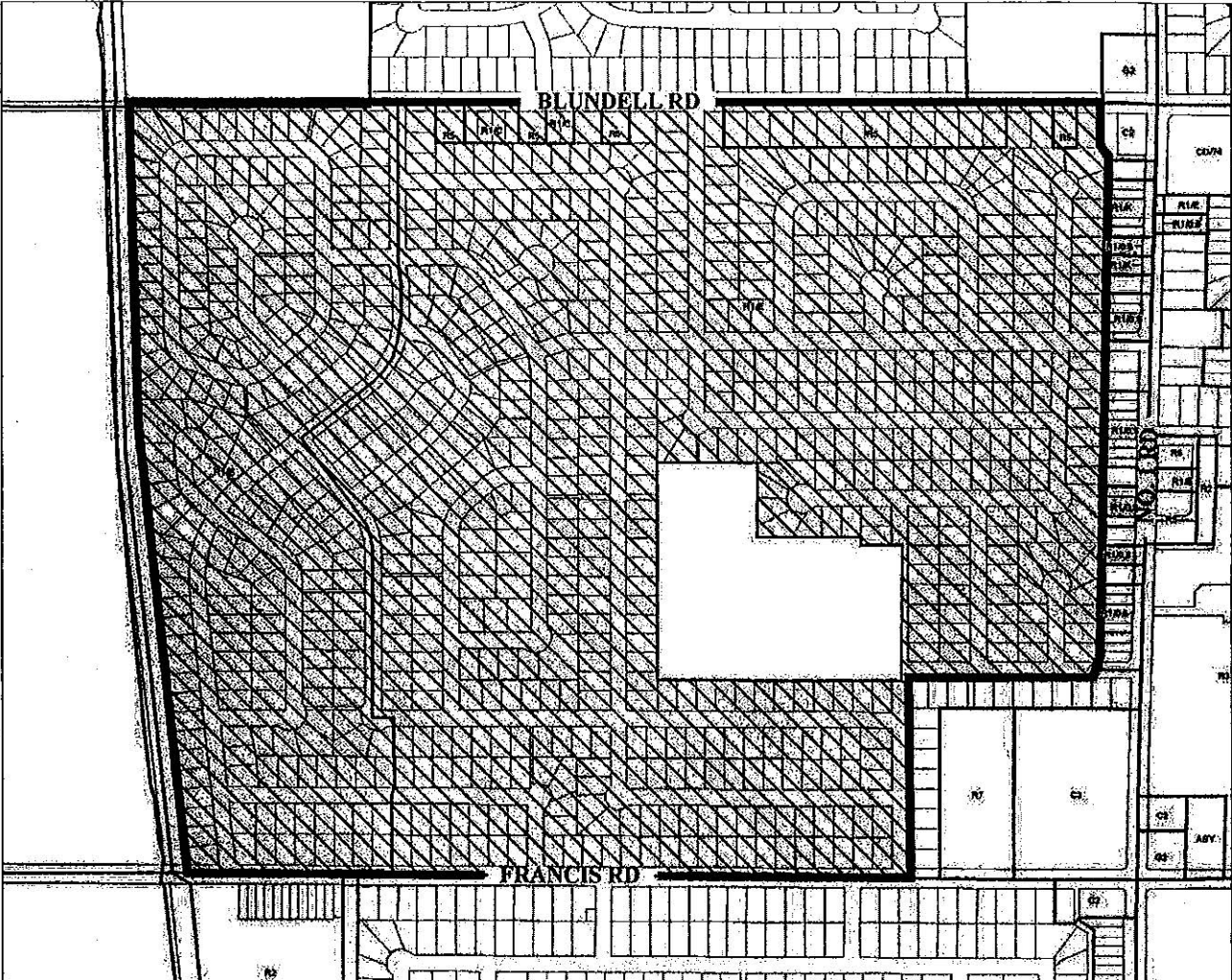
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**Question 3:**

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**

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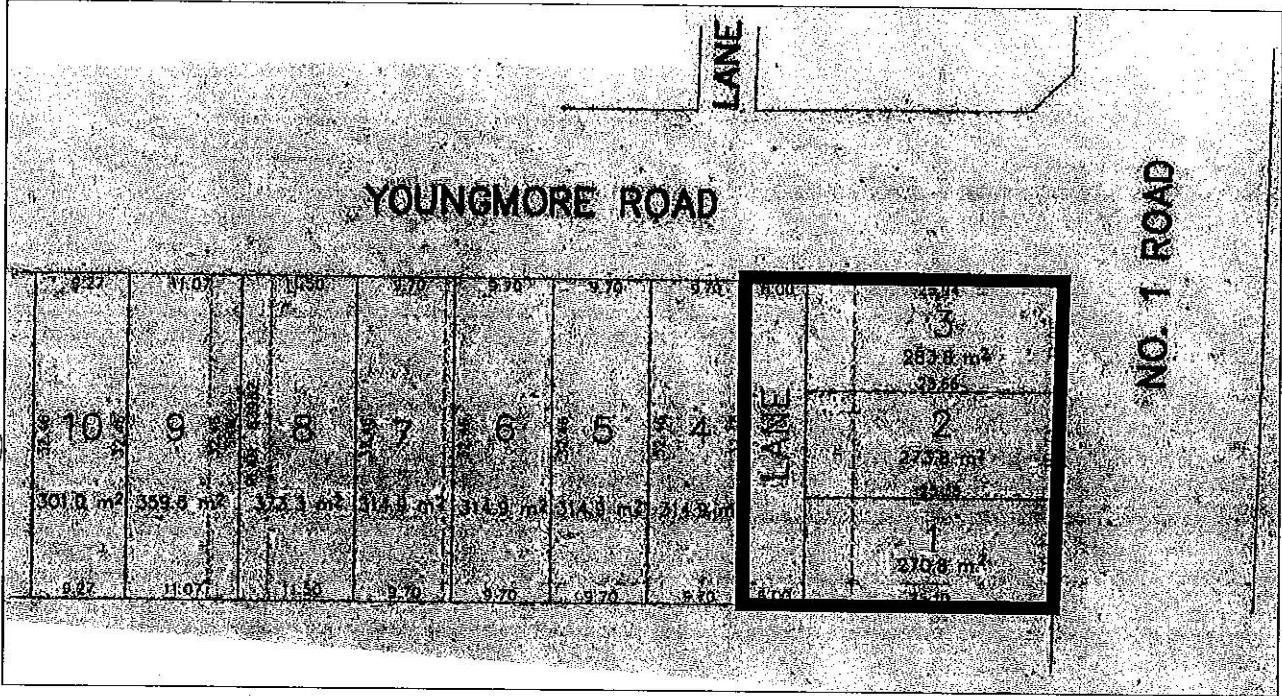
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Question 4:

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

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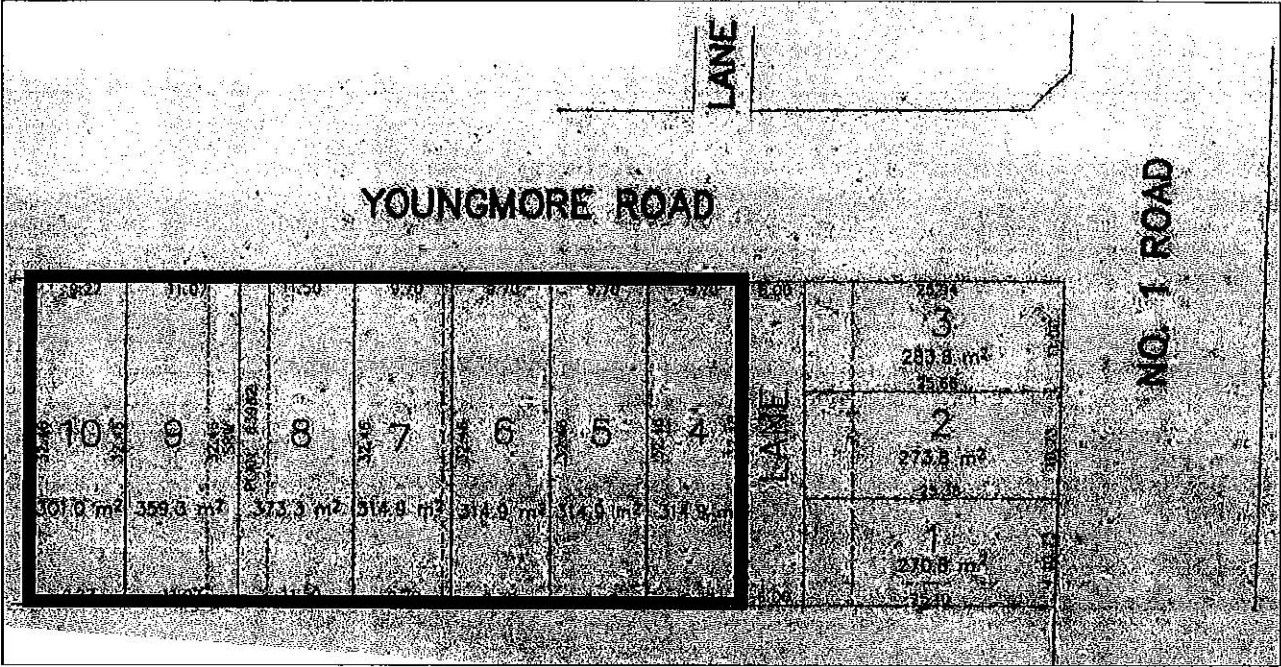
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Question 5:

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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### Additional comments

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

In 1962, our family moved from Vancouver to Richmond. It was a great community at that time and we had no problems in raising three children. Since the early '80's, this city has deteriorated. We believe the Mayors, Councils & city staff are not working in the best interests of the established tax paying citizens who do not repave this area.

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.

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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: JOAN HUGHES Address in Study Area: 8540 FAIRWAY ROAD.

Please indicate whether you are a;

☒ Property Owner

☐ Resident

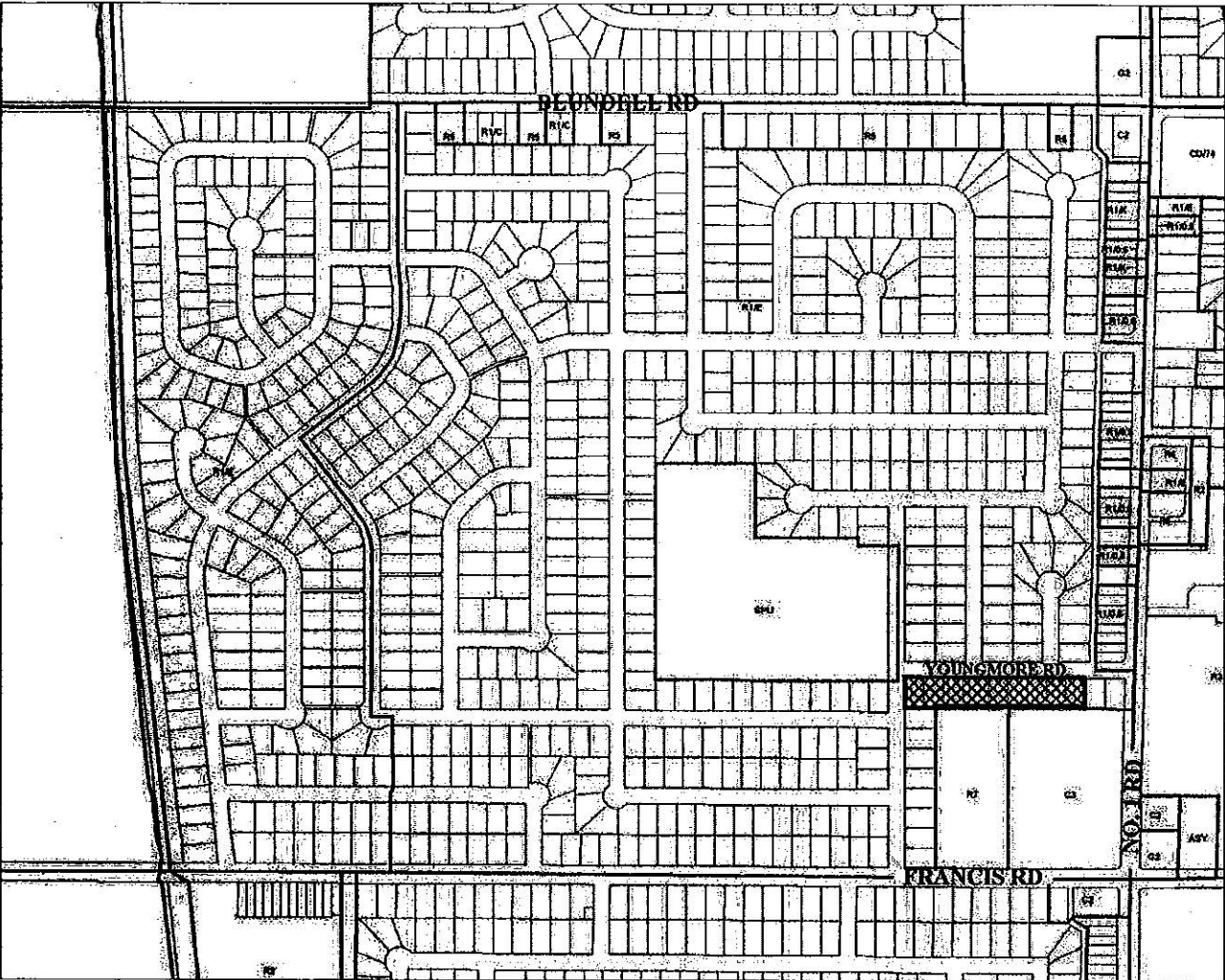
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**Question 1:**

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☐ Agree

☒ Disagree



**Comments**

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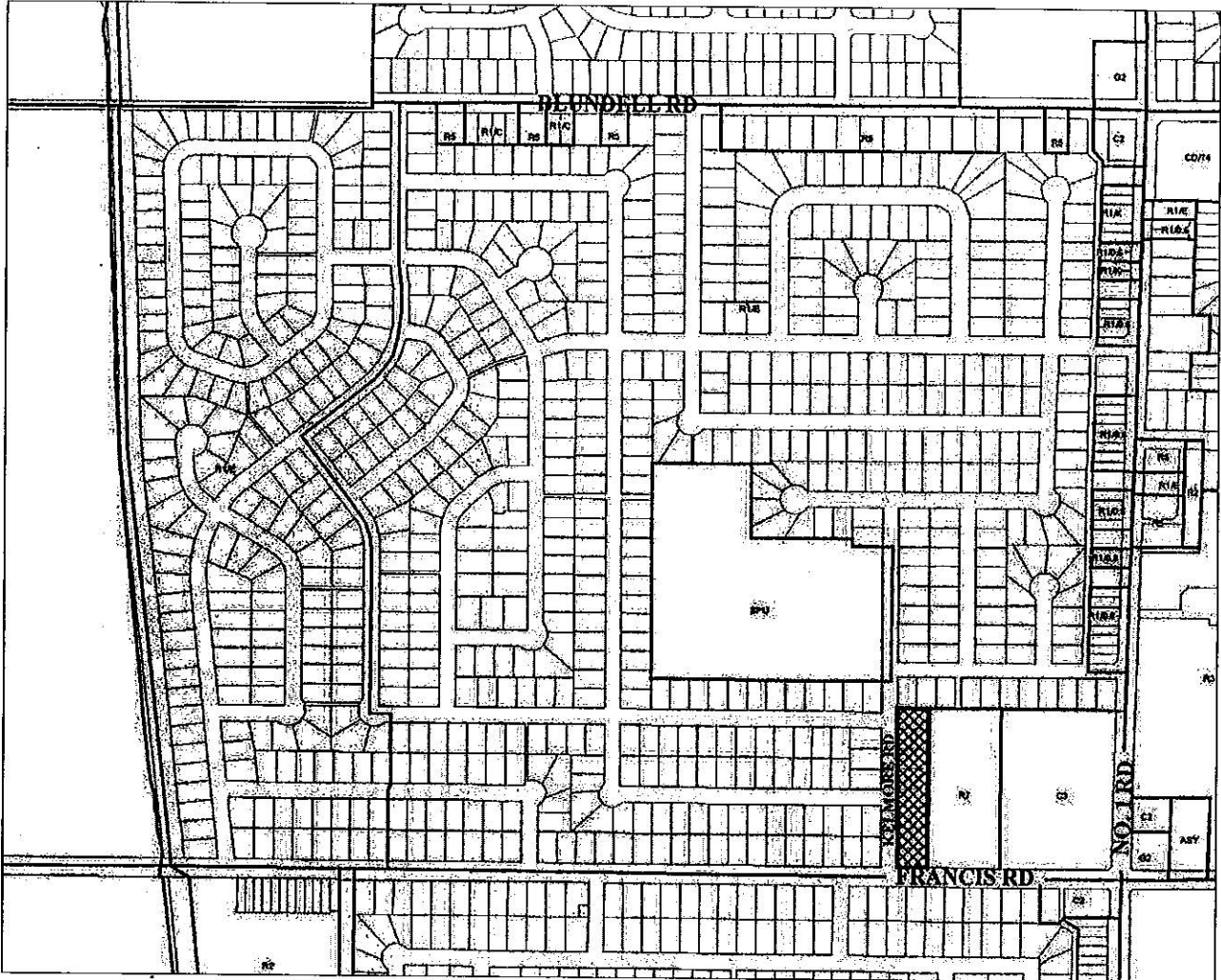
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**Question 2:**

**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**

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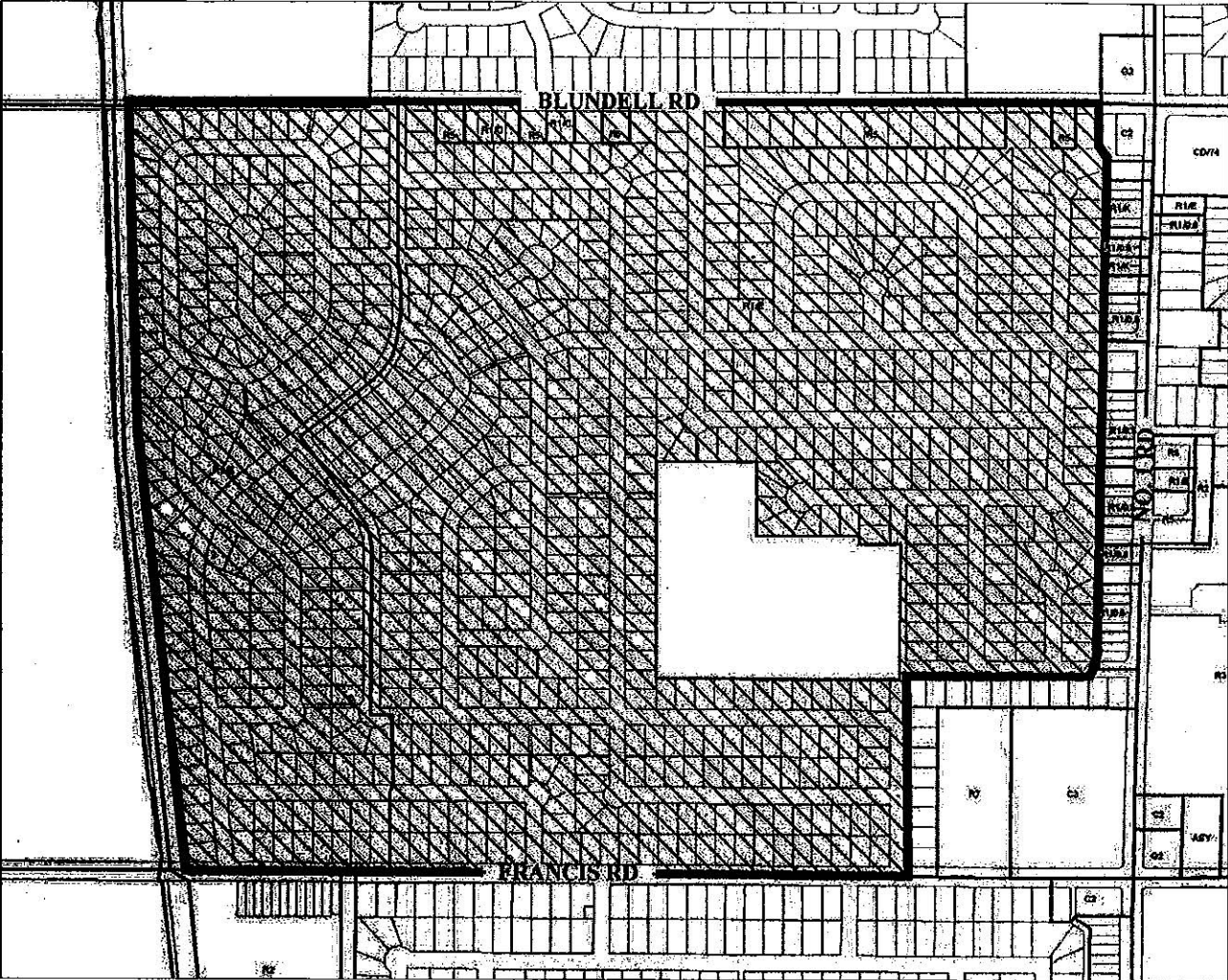
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**Question 3:**

**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**

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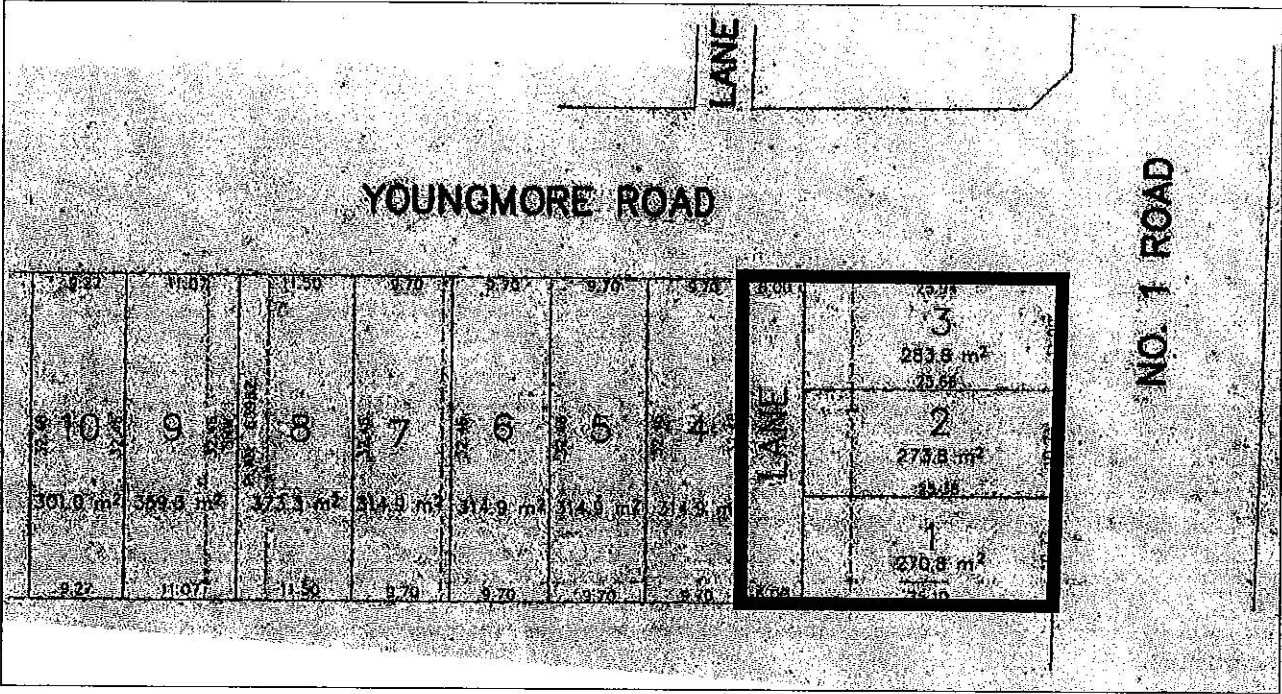
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Question 4:

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☐ Agree ☒ Disagree



Comments

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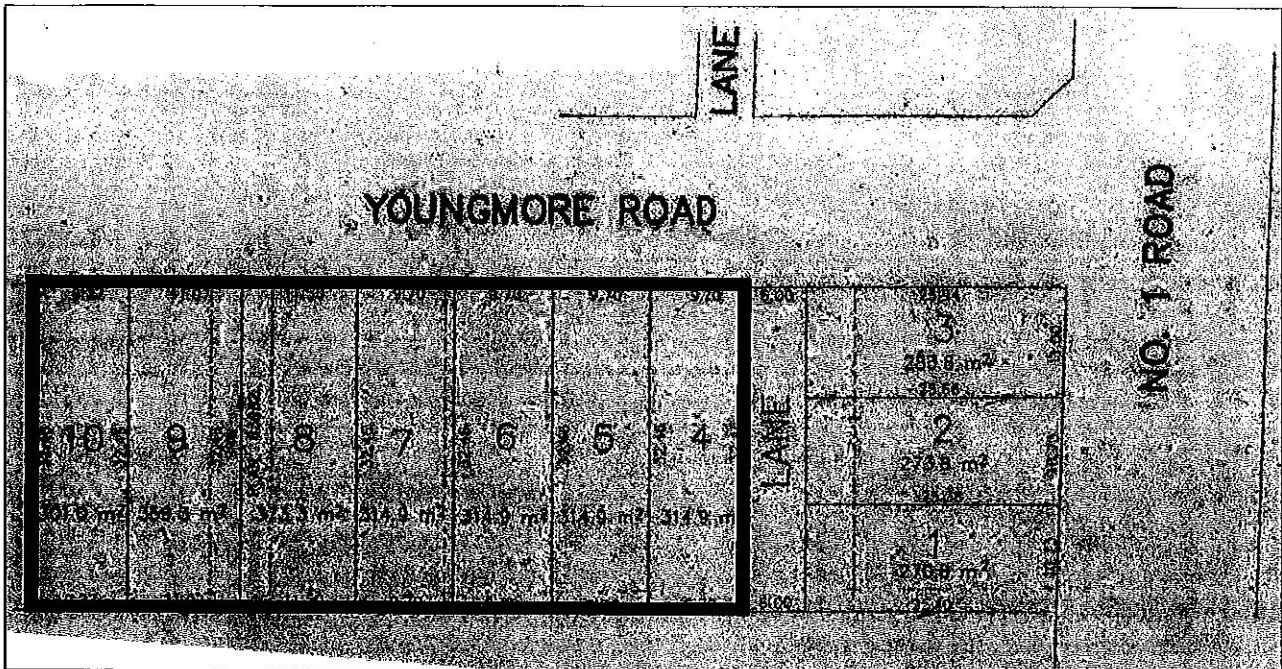
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**Question 5:**

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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### Additional comments

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

There is plenty of open land in other areas  
of Richmond. Why regions are established  
neighbourhood? Are the land development  
agents running Richmond? Something is fishy  
in Richmond.

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.

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請與中僑互助會聯絡  
電話：604-279-7180

ਪੰਜਾਬੀ ਵਿੱਚੋਂ ਅਨੁਵਾਦ ਸੇਵਾਵਾਂ ਲਈ ਰਿਚਮੰਡ  
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604-279-7160 ਤੇ ਫੋਨ ਕਰੋ





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

*Attention: Edmin Lee*

**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:** Edith Clark **Address in Study Area:** 8711 Elsmore Road

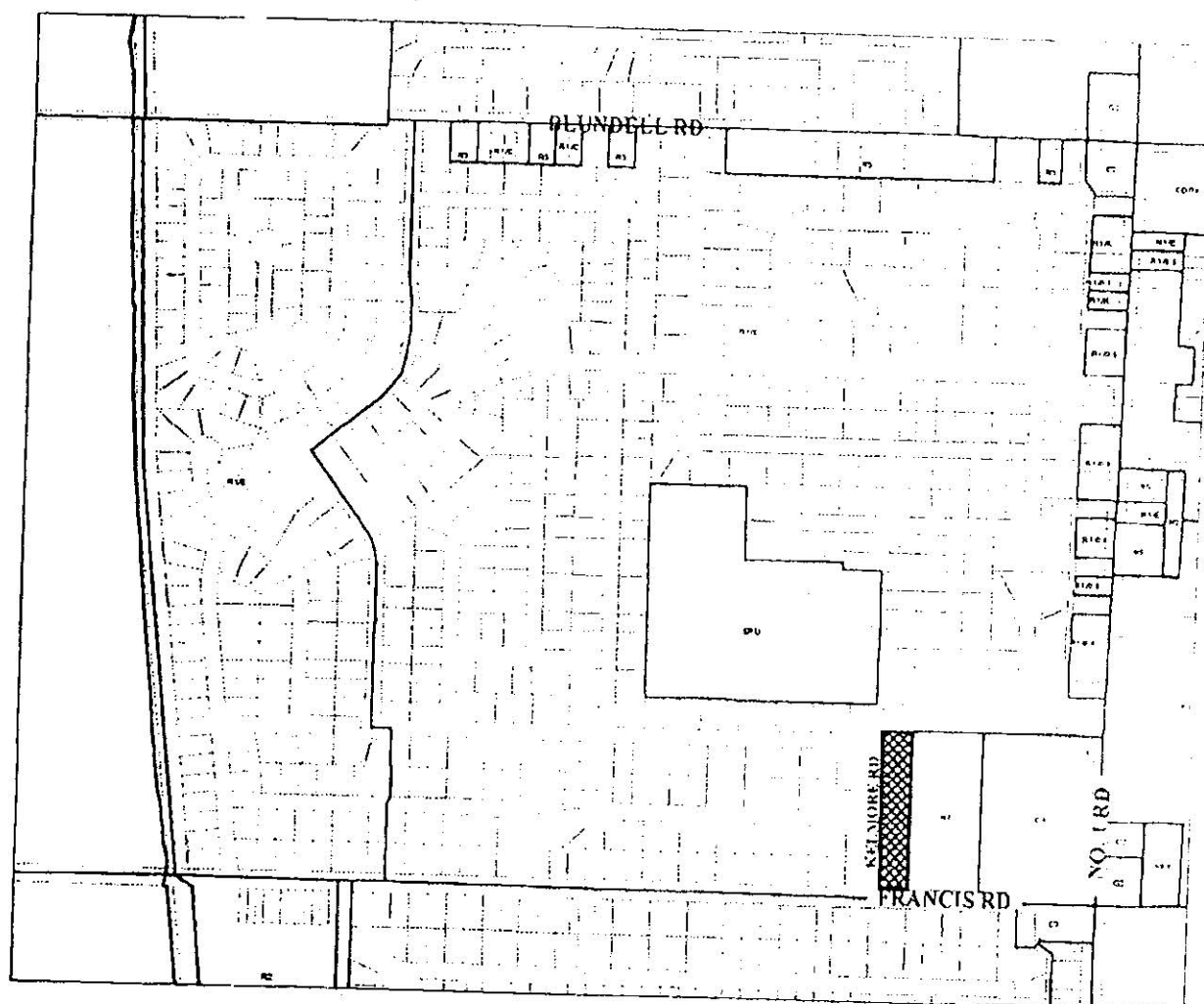
**Please indicate whether you are a;**

☒ **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.**

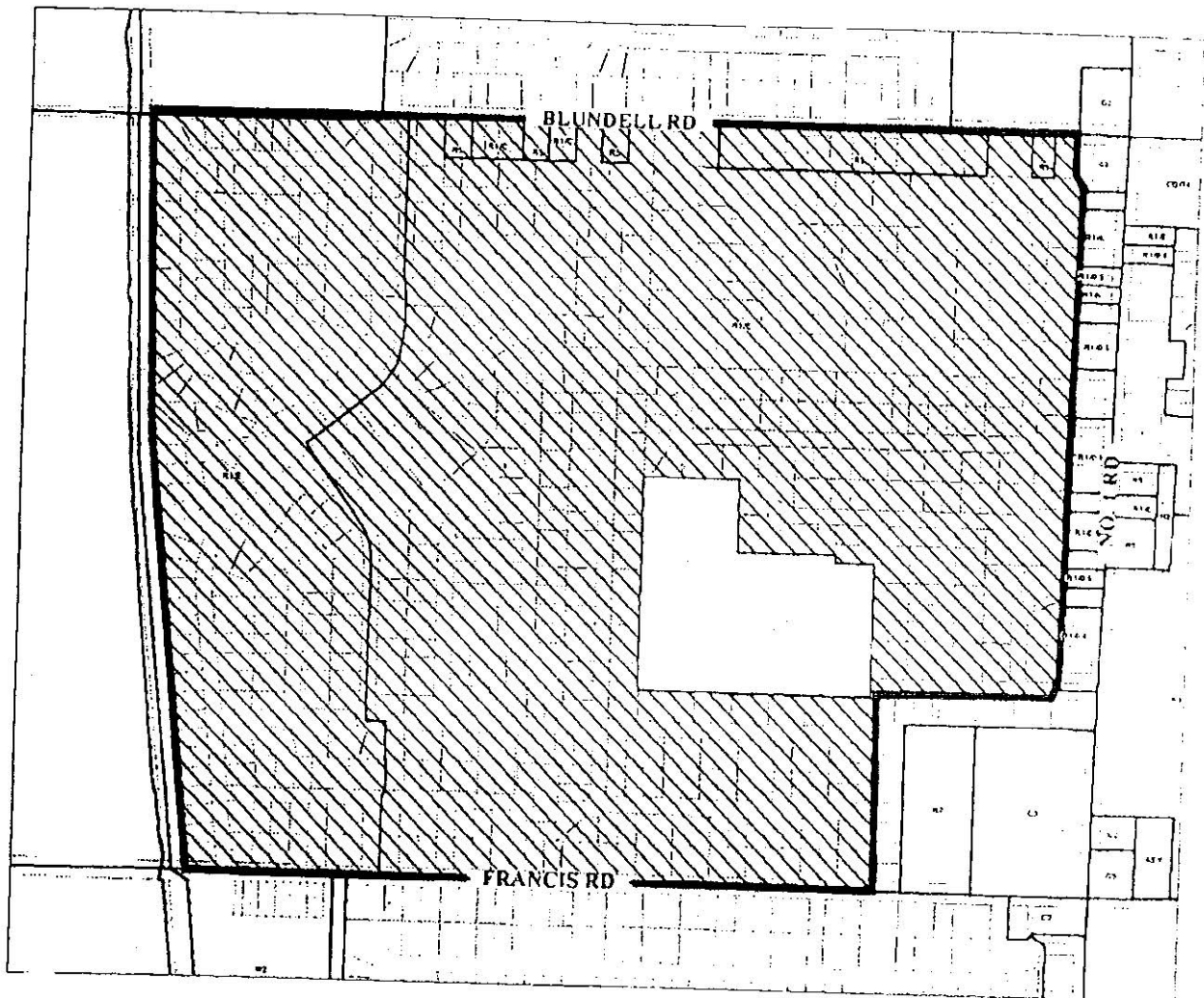
**Question 2:**

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)

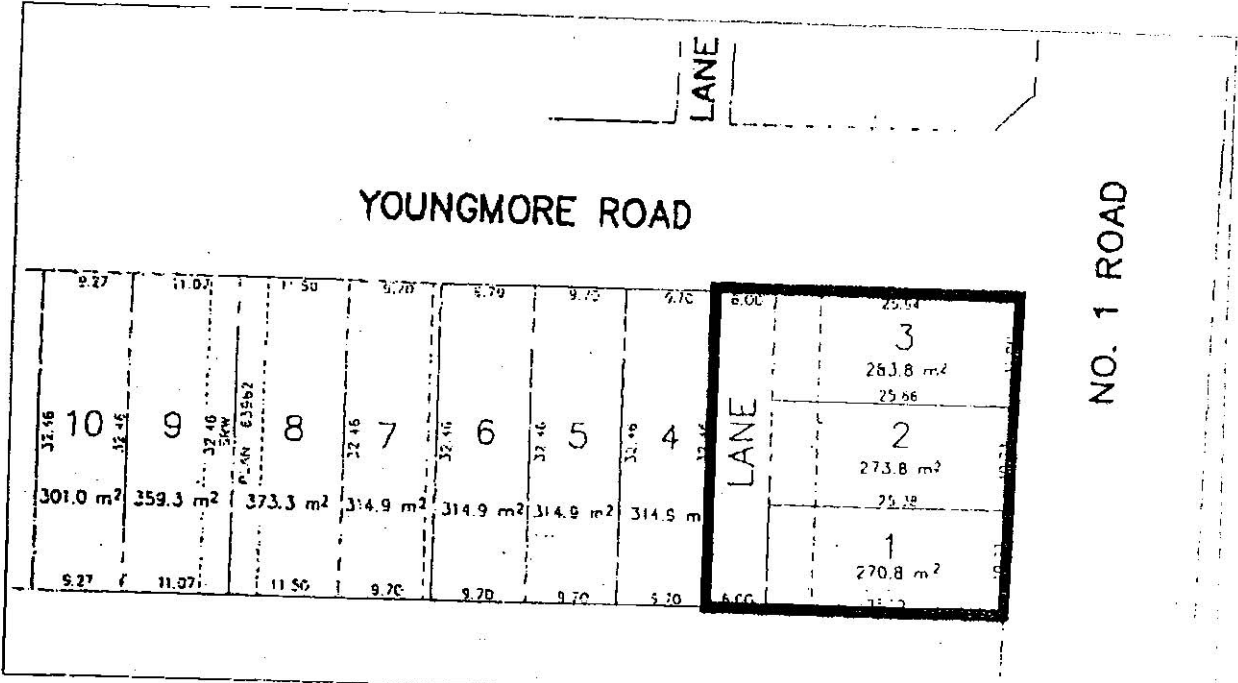
☒ Agree☐ Disagree**Comments**

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

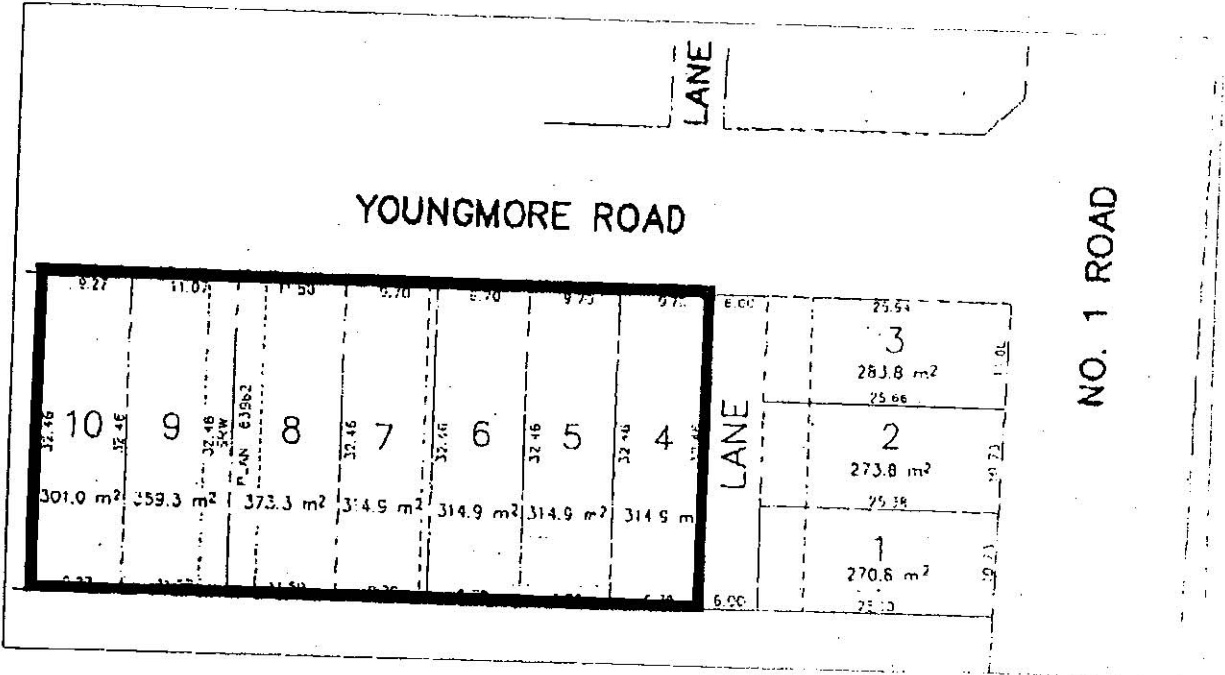
I cannot agree with the proposal without further information on the design - house plans and elevations, and landscape plans are needed. The property to the north across Youngmore fronting No. 1 Road does not have a street-friendly appearance along Youngmore because of the high wood fence with no landscaping. It is not an appropriate entry into our neighbourhood.

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

Not in character with the area. What will happen to the existing new house(s) in this block?



### Additional comments

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

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**City of Richmond**  
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604-276-4000

*Attention: Patricia Lee*

**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:** Brenda Clark **Address in Study Area:** 8711 Elsmore Road

**Please indicate whether you are a;**

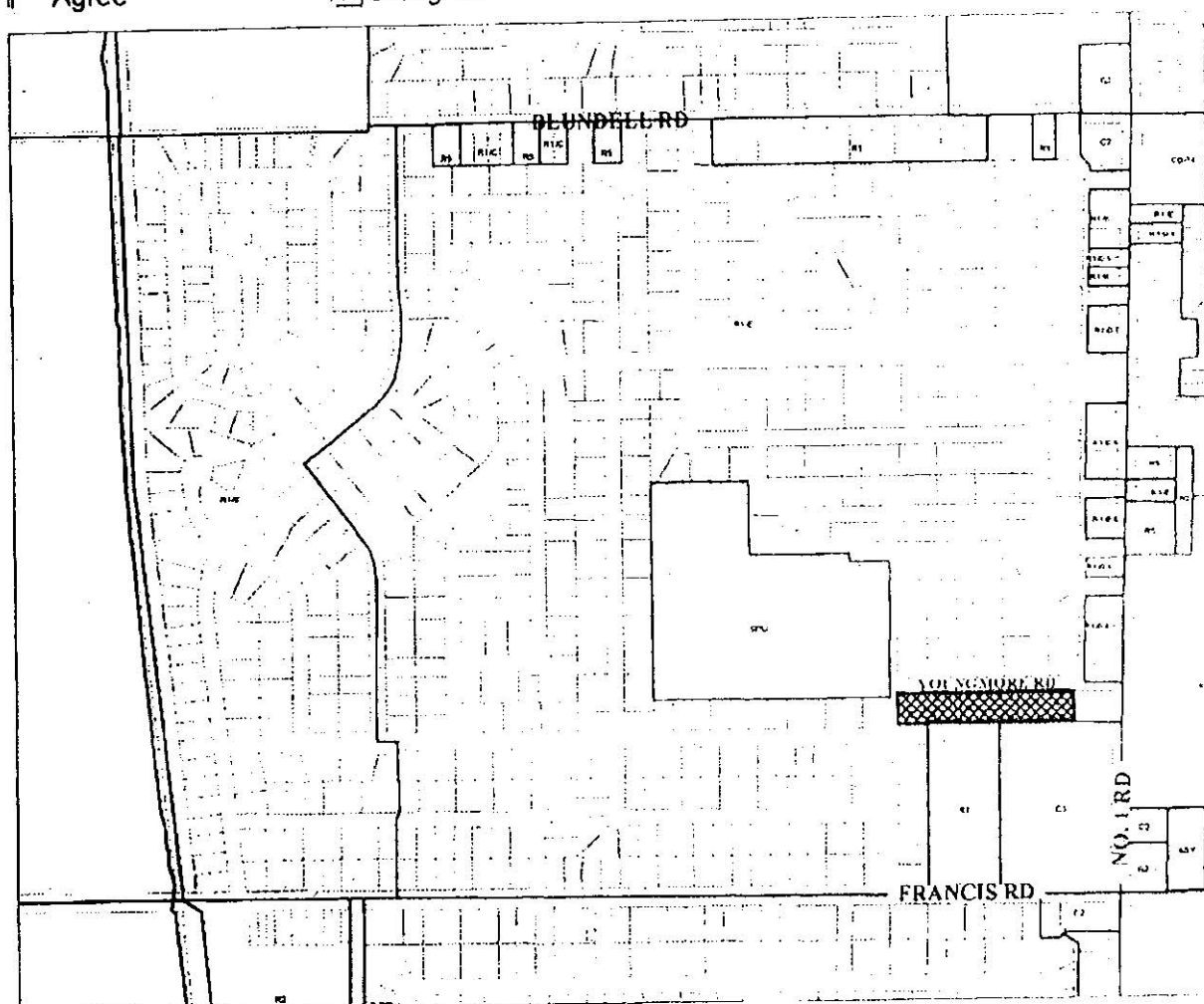
☐ **Property Owner** ☒ **Resident**

**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.**

*BZ*

**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**

Youngmore is a major entry route into a mature residential neighbourhood, not an arterial road. The character and residential pattern of the proposed development is too different from the area.

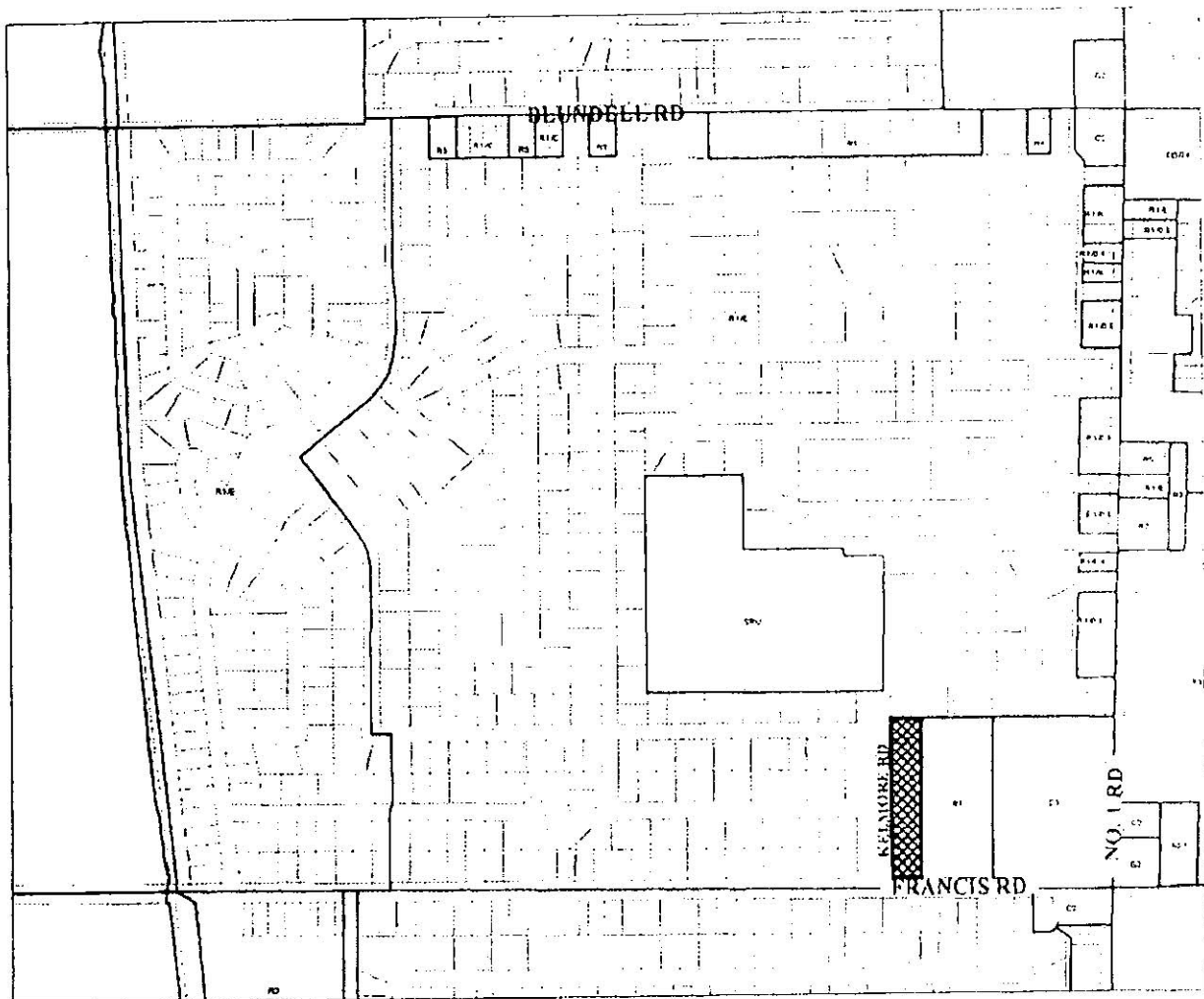
Lack of lane will present issues with garage doors fronting along the street.

Limited possibilities for landscaping given reduced frontages and garage doors.

*Be*

## 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

Kelmore is a major entry route into a mature residential neighbourhood, not an arterial road. The character and residential pattern of the proposed development is too different from the area.

Lack of lane will present issues with garage doors fronting along the street.

Limited possibilities for landscaping given reduced frontages and garage doors.

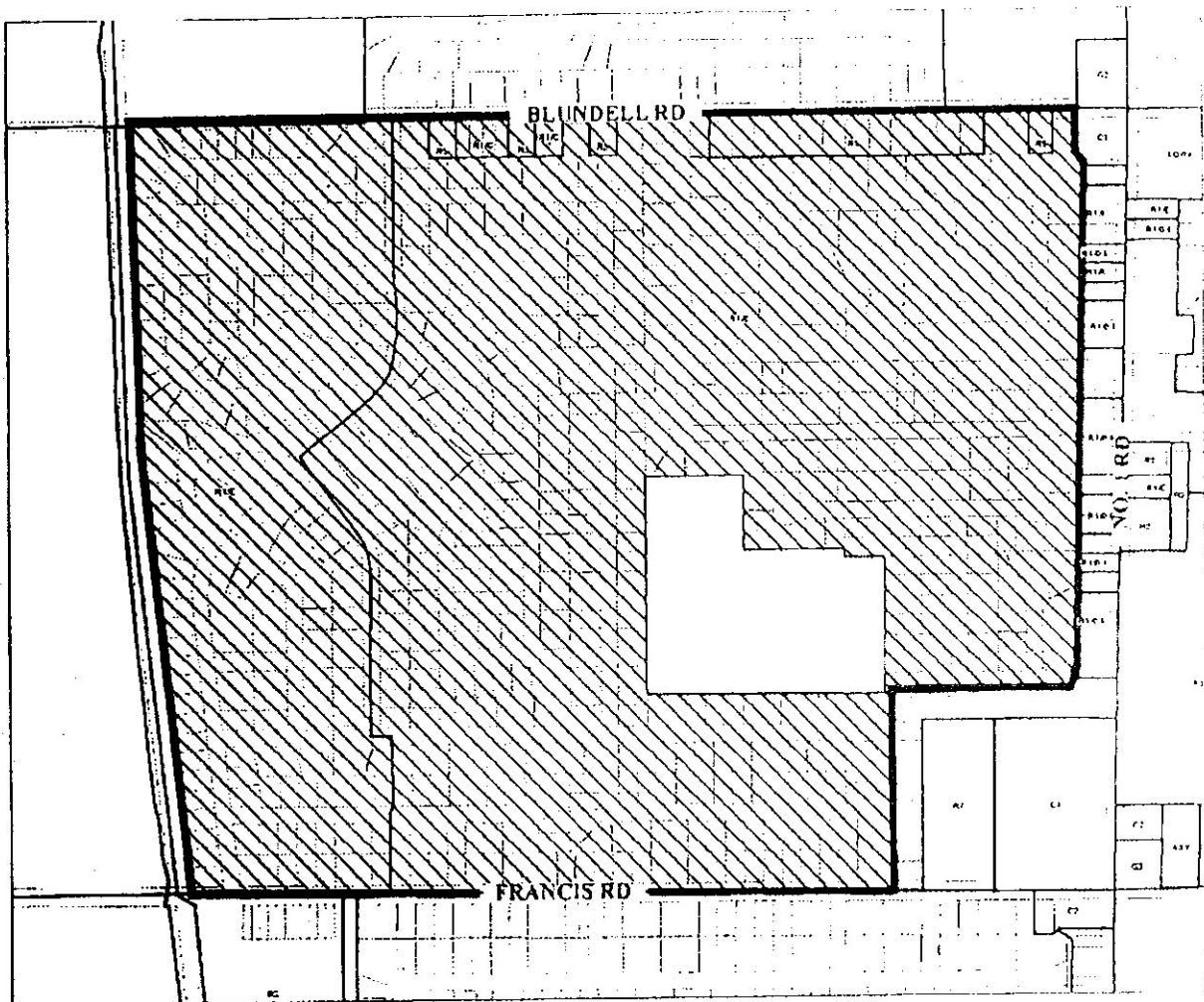
Bc

**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**

BC



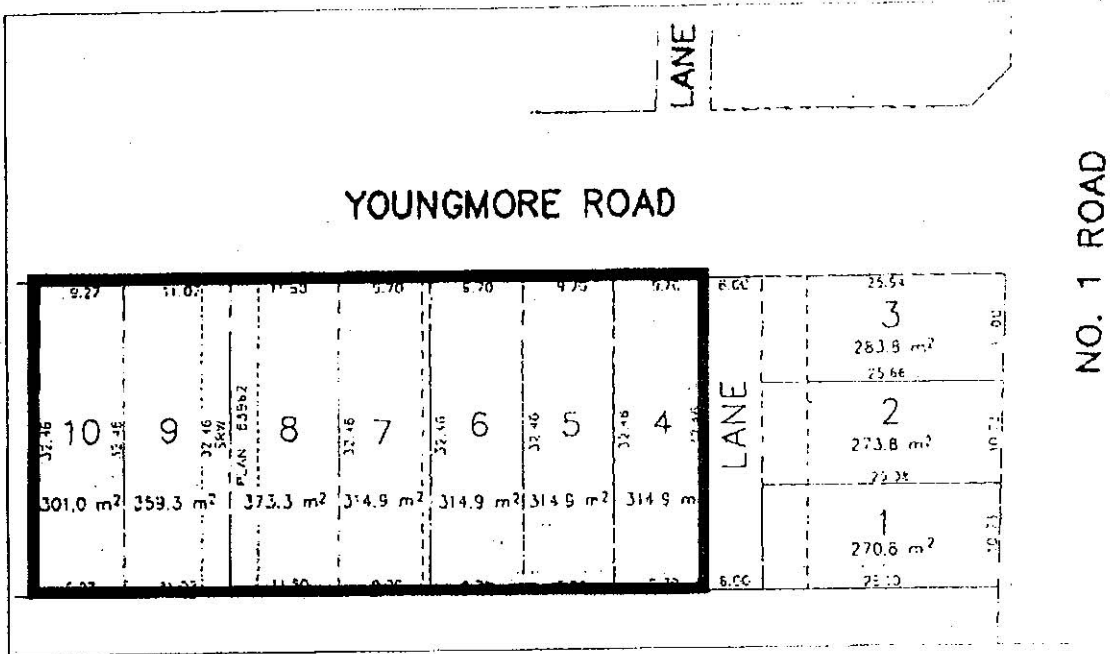


Question 5:

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

Not compatible with existing dwellings.

132

## Additional comments

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

Not enough design information provided. Many residents would not be able to assess the impact on the neighbourhood based on lot sizes.

Streetscape drawings including landscaping should form a part of any such proposal, especially for an existing mature neighbourhood.

We appreciate the reduced street widths in our area, and the mature street trees. Because the traffic flow is generally low, we see no need for sidewalks on every street. Further - installation of sidewalks across narrow lot properties with double driveways is not much benefit in terms of safety for children. It would be better to install a sidewalk along the west side of Kelmere to the school property (i.e. independent of the proposed development, rather than an excuse for the development), and to extend the sidewalk along the north side of Youngmore to the school.

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.

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電話 : 604-279-7180

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ਮਲਟੀਕਲਚਰਲ ਕਨਸਰਨਜ਼ ਸੋਸਾਇਟੀ ਵਿੱਚ  
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BC



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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: WALTER & BEVERLY MARTENS Address in Study Area: 3340 WARDMORE PL

Please indicate whether you are a;

☒ Property Owner

☐ Resident

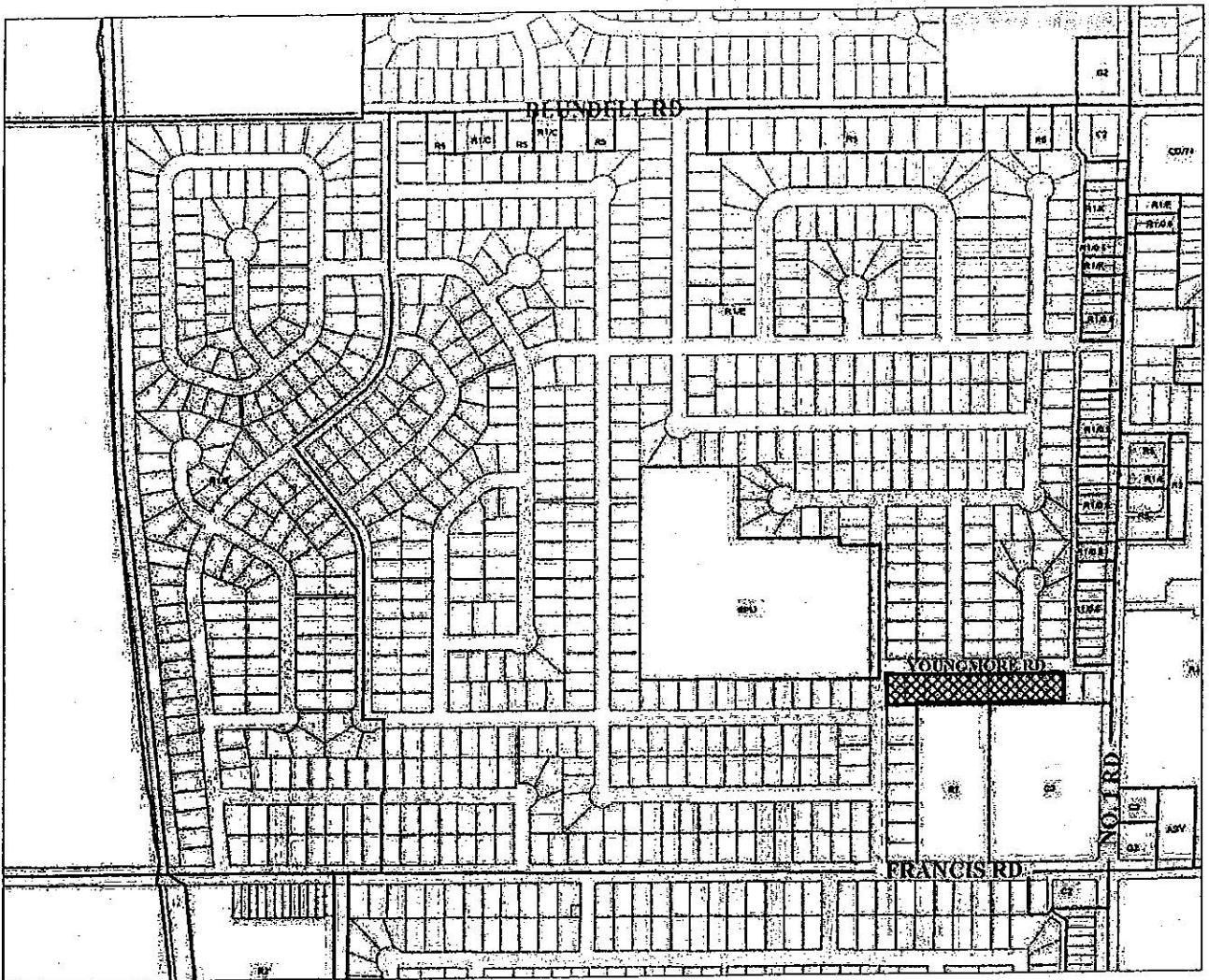
Please review each of the following questions and indicate your preferences in each of the following questions by placing an "X" in one of the following boxes.

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



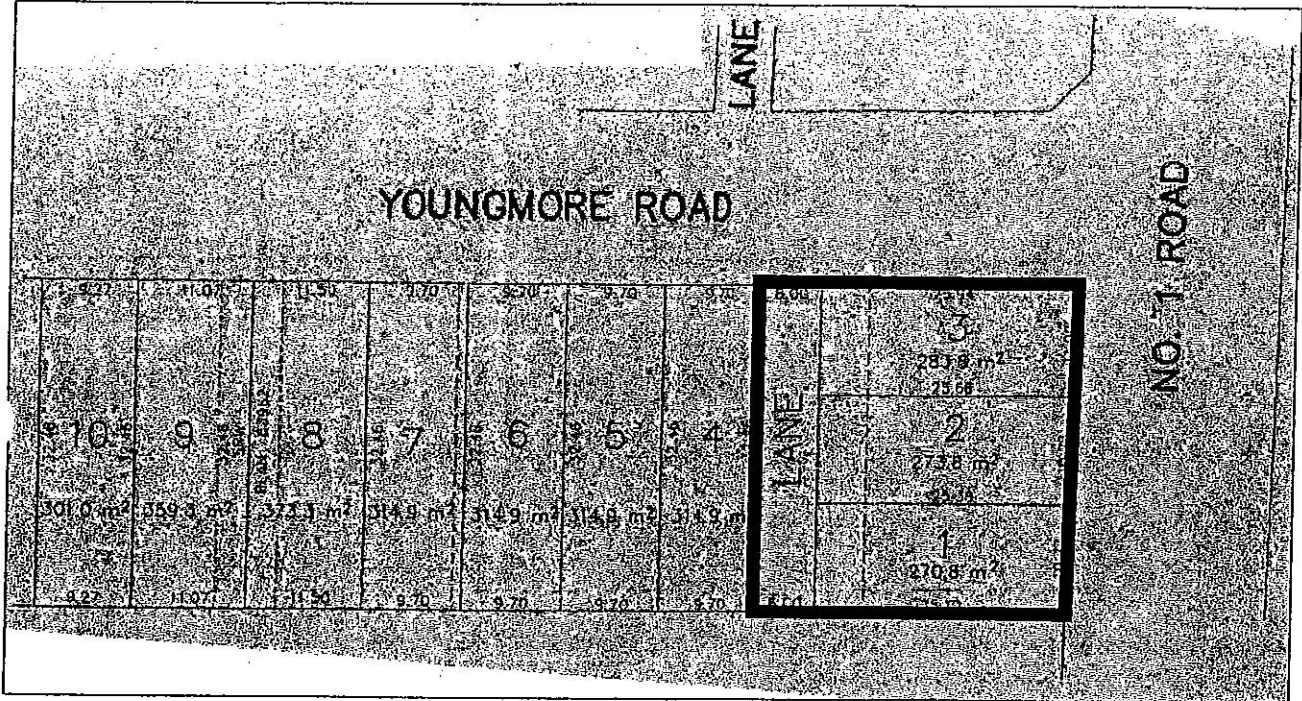
Comments

Dividing these lots would create a sea of garages, cars parked on the streets, no trees only concrete. This is not the neighbourhood we want.

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

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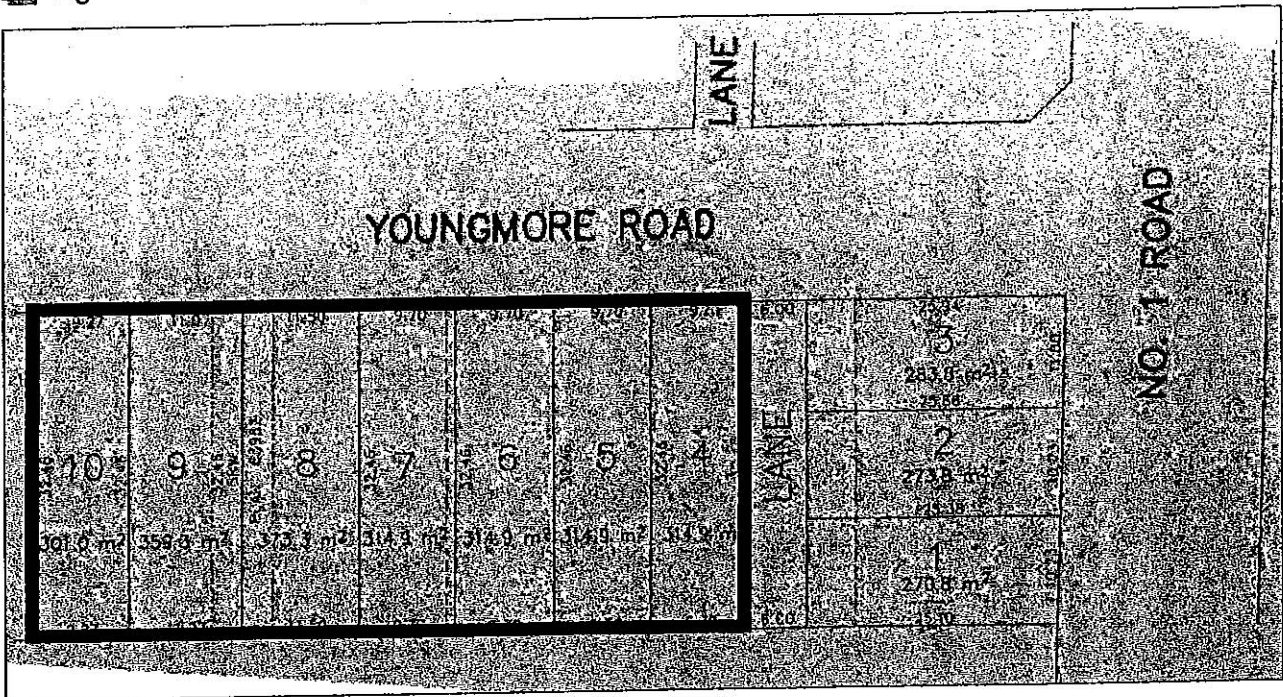


**Question 5:**

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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### Additional comments

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

*We have lived in this neighbourhood for many years because we like the way it is. We feel the people who live here must have their wishes considered. Not the ideas of some planner or developer. If reduction in lot size is proposed for the future, developers will buy up houses and let them deteriorate, destroying the character of our neighbourhood. In no way are we in favour of destroying our community.*

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For Translation Assistance: 如閣下需要中文翻譯服務  
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電話: 604-279-7180

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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: rick/gherri larsen Address in Study Area: 3131 wardmore

Please indicate whether you are a;

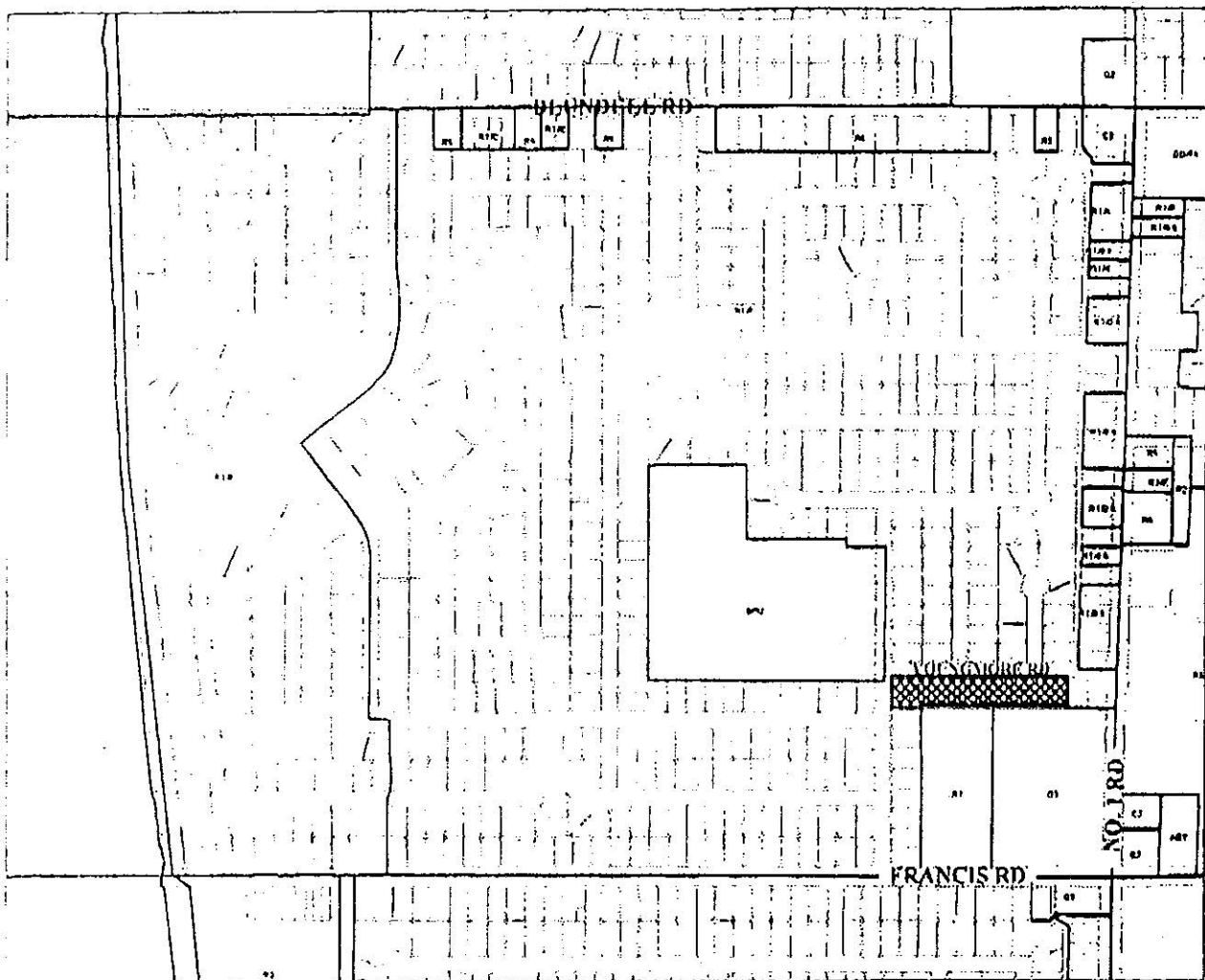
☒ Property Owner ☐ Resident

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



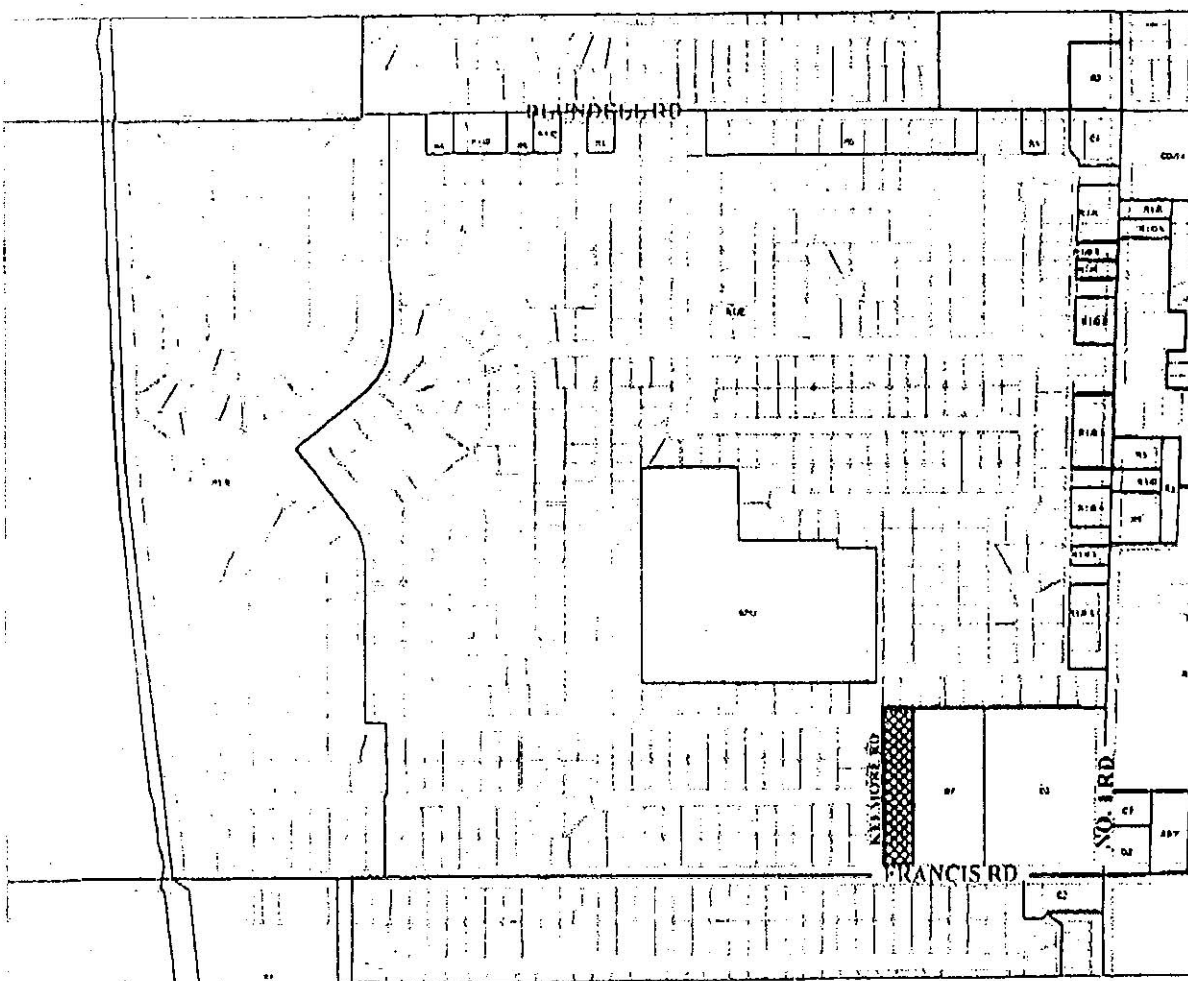
Comments

Question 2:

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

☐ Agree

☒ Disagree



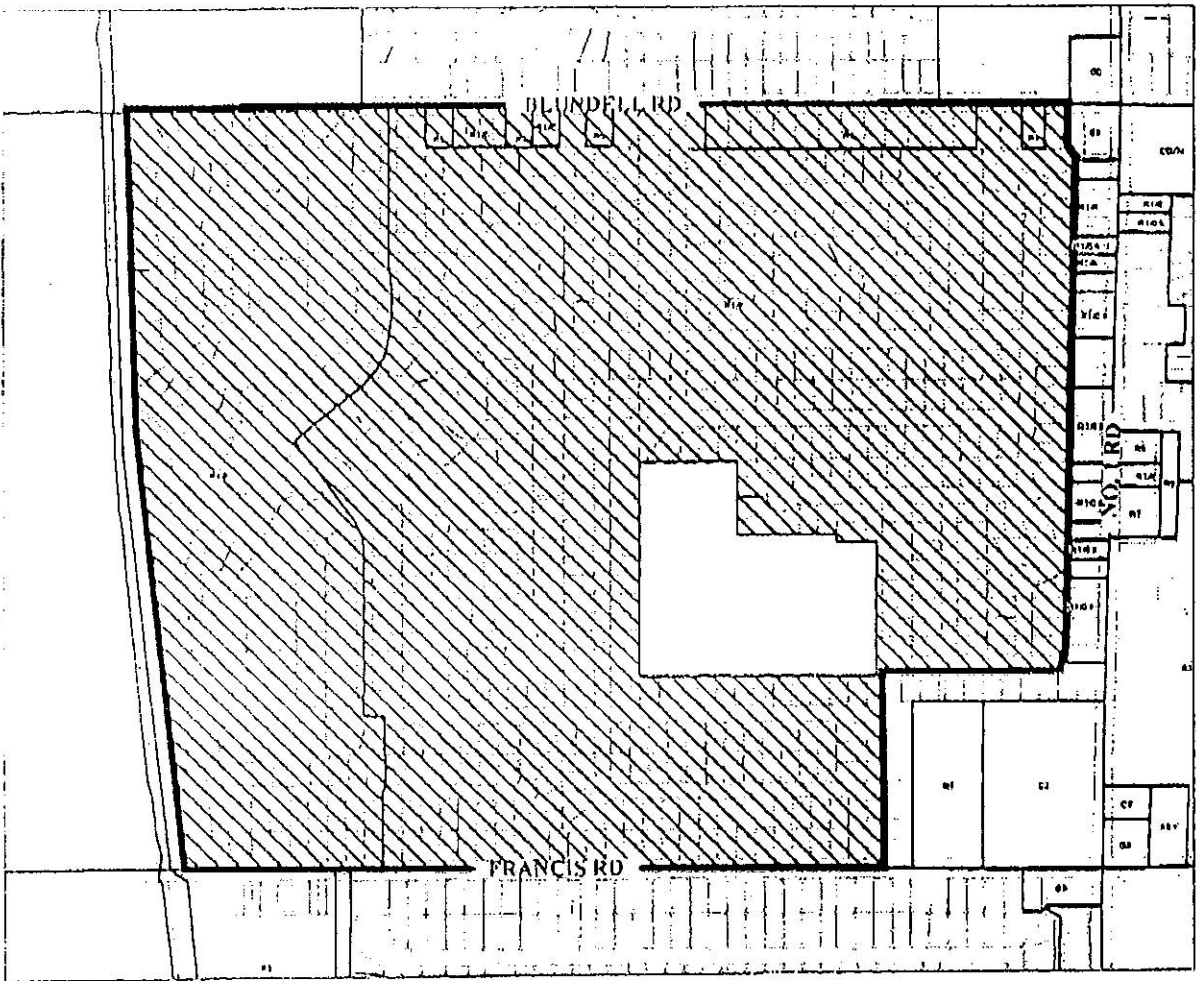
Comments

**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**

To clarify....we are in favour of keeping the minimum lot size in ALL sections including along the East section of Kelmore.

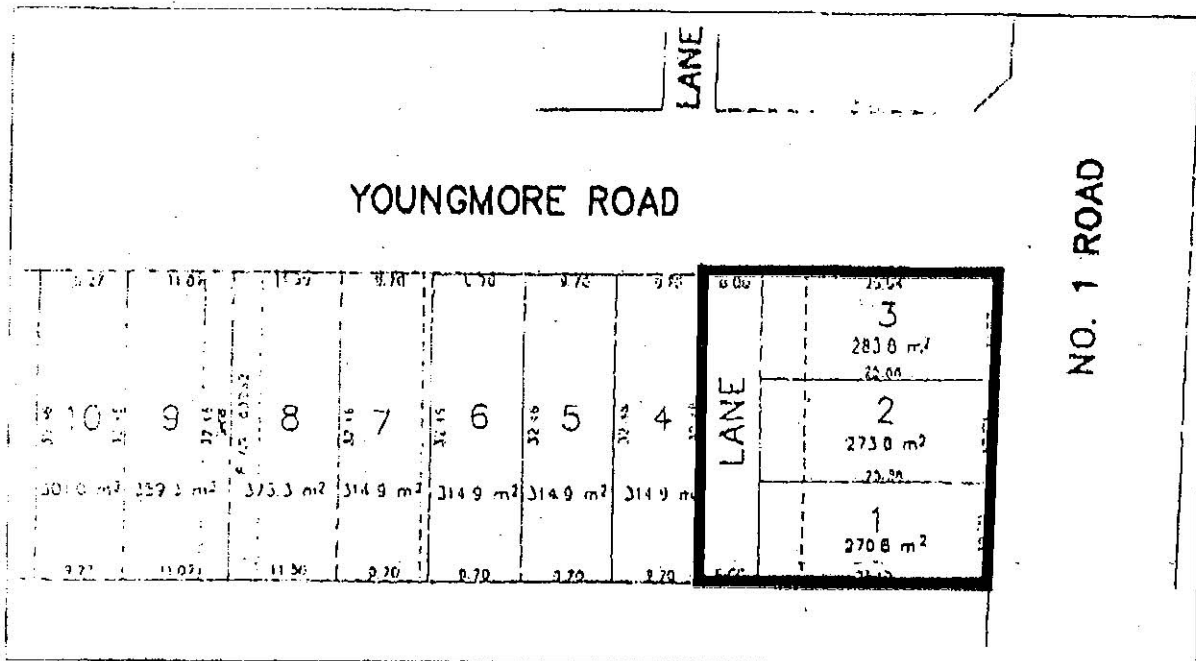


Question 4:

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



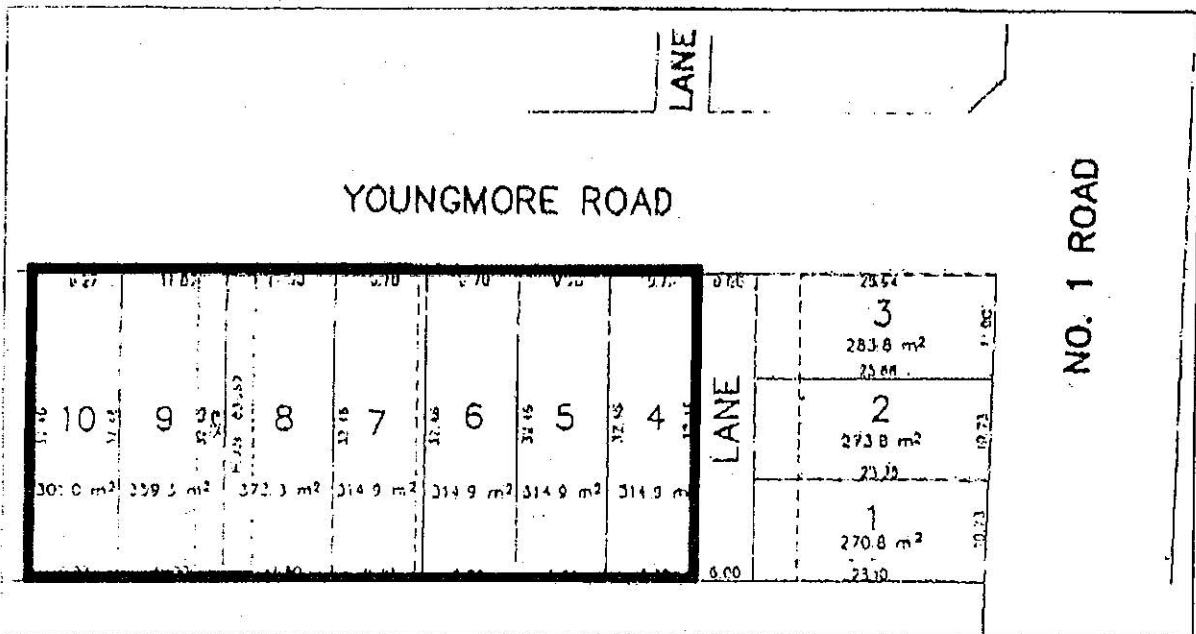
Comments

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 would like the lots size to stay the same/ Less houses, less cars, less problems. That's why we chose this neighbourhood to begin with.

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電話：604-279-7180

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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: 604-276-4062

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

**Name:** Jane Stone & Wolfgang Waller

**Address in Study Area:** Sections 21-4-7 & 22-4-7

8391 #1 Road  
V7C 1V1

**Please indicate whether you are a;**

☒ **Property Owner**

☐ **Resident**

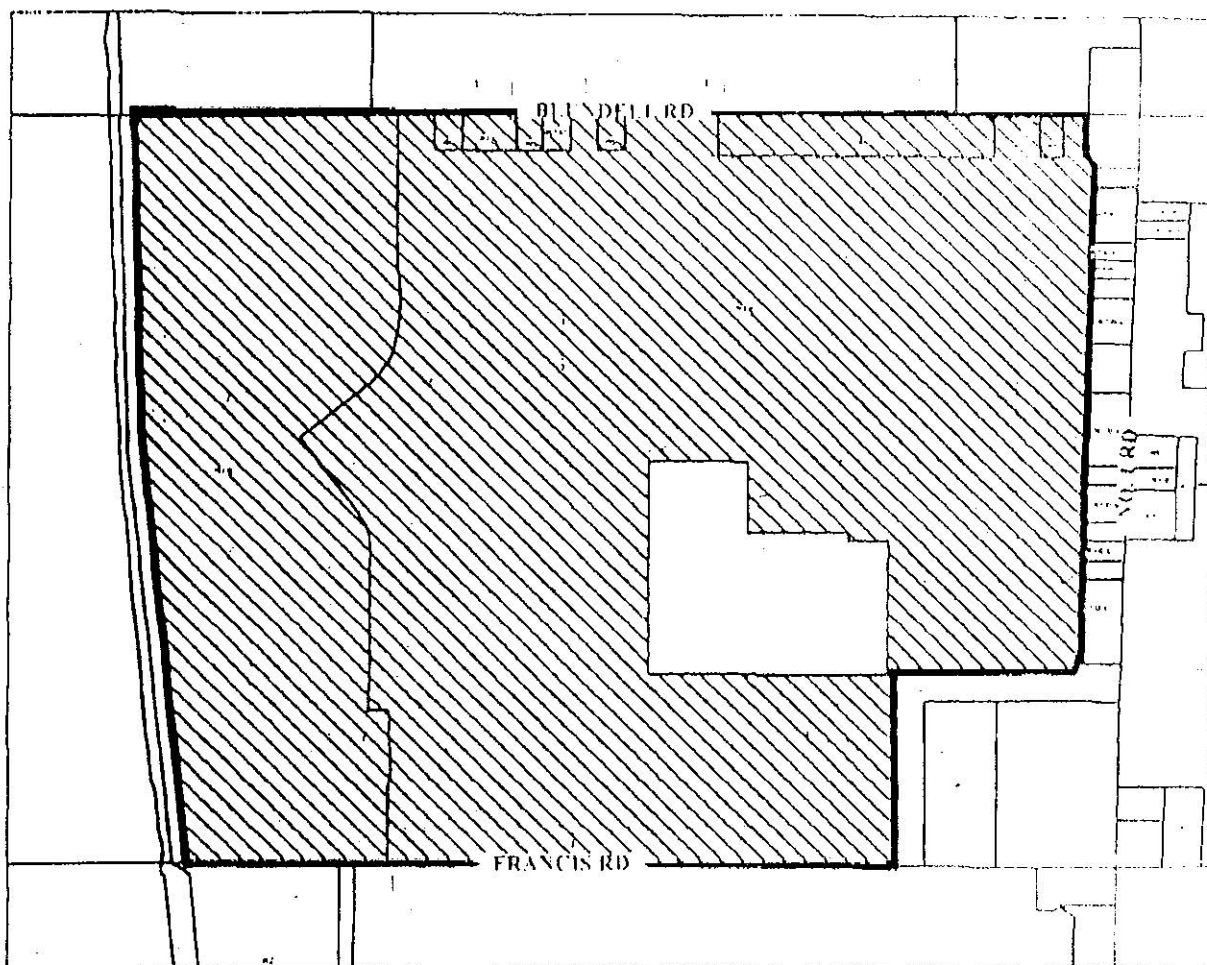
Please review each of the following questions and indicate your preferences in each of the following questions by placing an "X" in one of the following boxes.

**Question 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



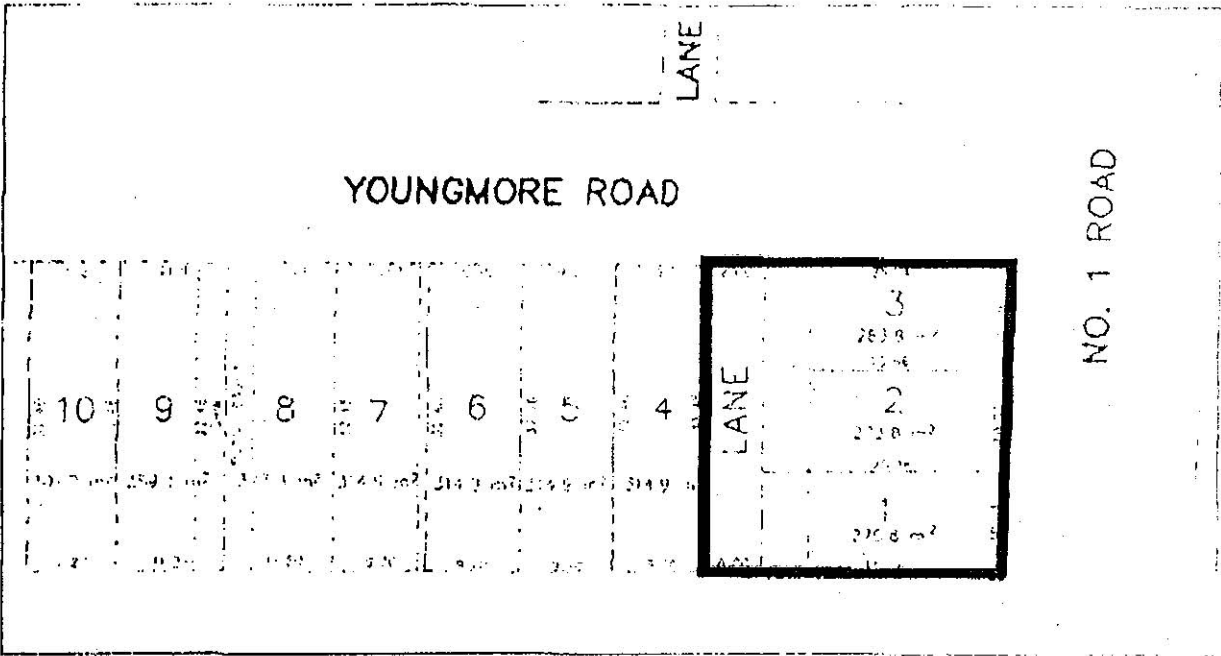
**Comments**

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

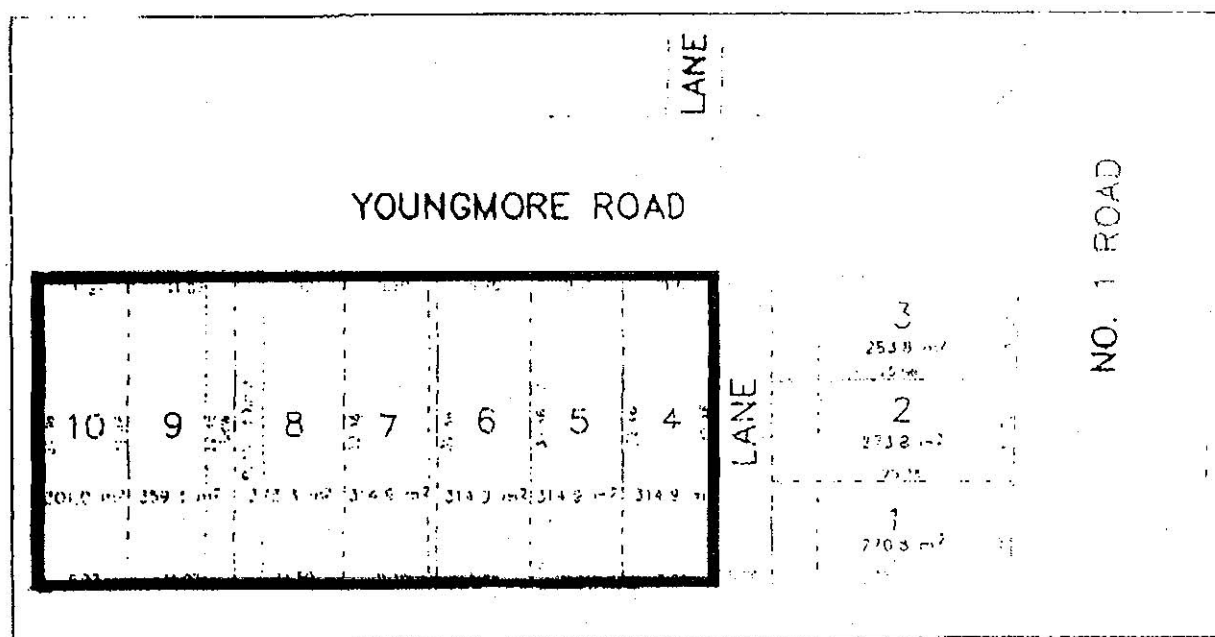


Comments



**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.

My concerns in making these lot sizes smaller are:

1. We have bought into this area mainly for the idea of the lots protected from change of smaller size lots
2. The traffic would be greatly increased due to higher density in the proposed area and at this time the traffic is unbearable as the density rate is now. We cannot even walk down the side streets of Youngmore Road and Pacemore Road and all adjoining streets, safely with the traffic as it is now.
3. This rezoning of these protected lots in the study area into smaller lots would significantly reduce the value of surrounding lots on # 1 Road. Many of us bought and/or build knowing that these larger lots in the surrounding areas would be protected from being reduced in size. Knowing this, many of us went forth and bought on # 1 Road. The smaller lots on # 1 Road would be greatly reduced in value because; if there is a choice of a similar lot on a side street and a main street such as # 1 Road, the side street will be looked at first. Therefore this will reduce the value on the main street properties.
4. One persons view in reducing lot size in the study area, it would clean up the area. REDUCING SIZE OF LOTS WOULD NOT CLEAN UP, YOU CAN TAKE A WALK ANYWHERE IN RICHMOND AND FIND A MESS ON NEW HOMES OR OLD HOME PROPERTIES, IT DOES NOT MAKE ANY DIFFERENCE WHAT SIZE LOT FOR PROPERTIES TO BE MAINTAINED TO A PRECEIVED TIDY STATE.
5. This rezoning of the area will only open up to a higher density for a townhouse complex. This in turn will only make the traffic worse and this neighborhood cannot tolerate anymore traffic through it's area, including the main roads. The surrounding properties are at max now for traffic due to the high volume of traffic speeding down # 1 Road and side roads in the proposed area. The homes shutter at this time with the traffic we get now. The foundations cannot handle anymore high traffic speed or more importantly, volume of vehicles.

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.

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ਮਹਾਂਨੀਯਤਰਾਜ਼ ਕੌਮਸੰਗਠਨ ਸੰਸਾਰਿਟੀ ਵਿਖੇ  
604-279-7160 'ਤੇ ਚੋਨ ਕਰੋ



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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: Alex Stokes

Address in Study Area: 3551 Ullsmore Avenue

Please indicate whether you are a;

☒ Property Owner

☐ Resident

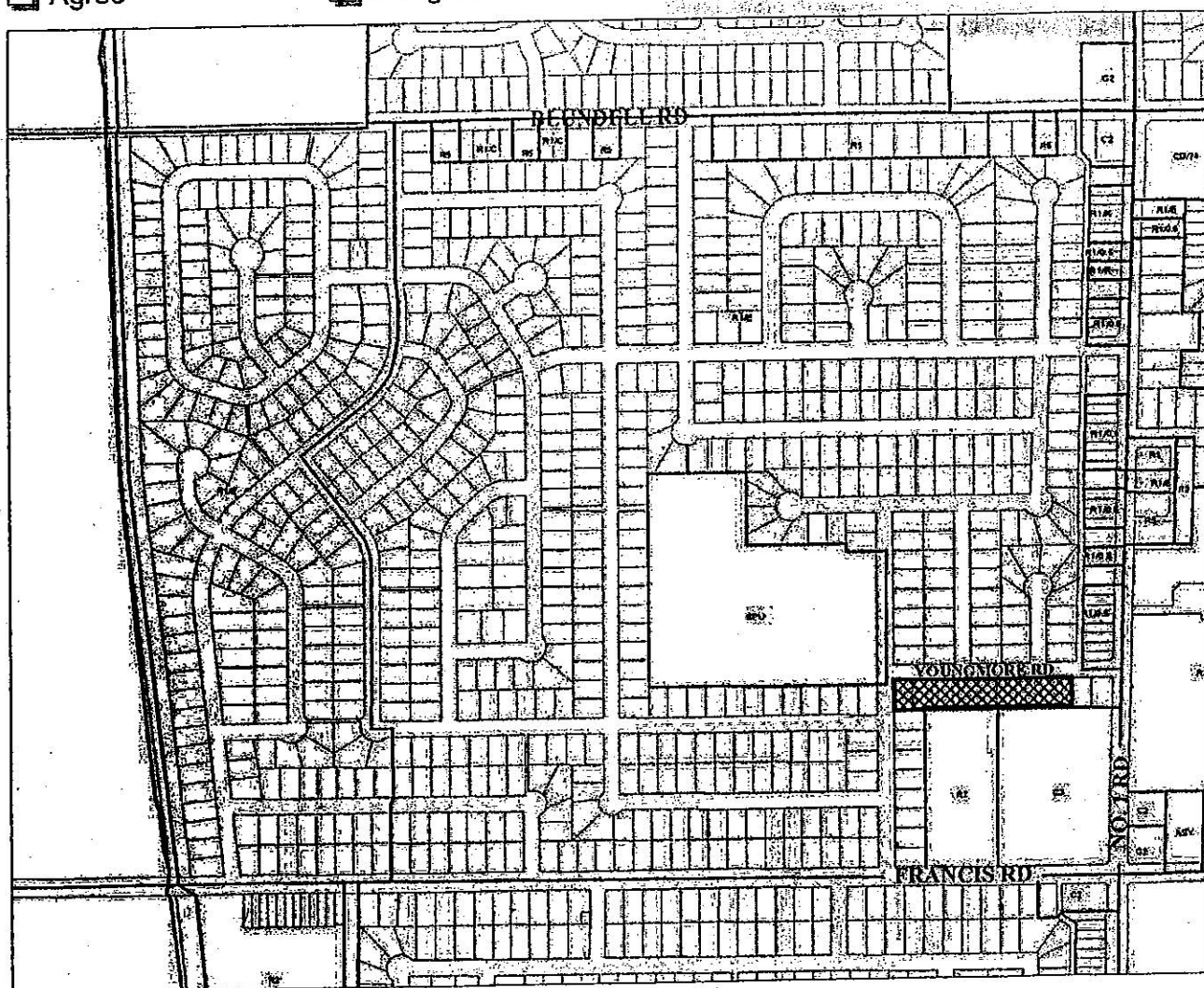
Please review each of the following questions and indicate your preferences in each of the following questions by placing an "X" in one of the following boxes.

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

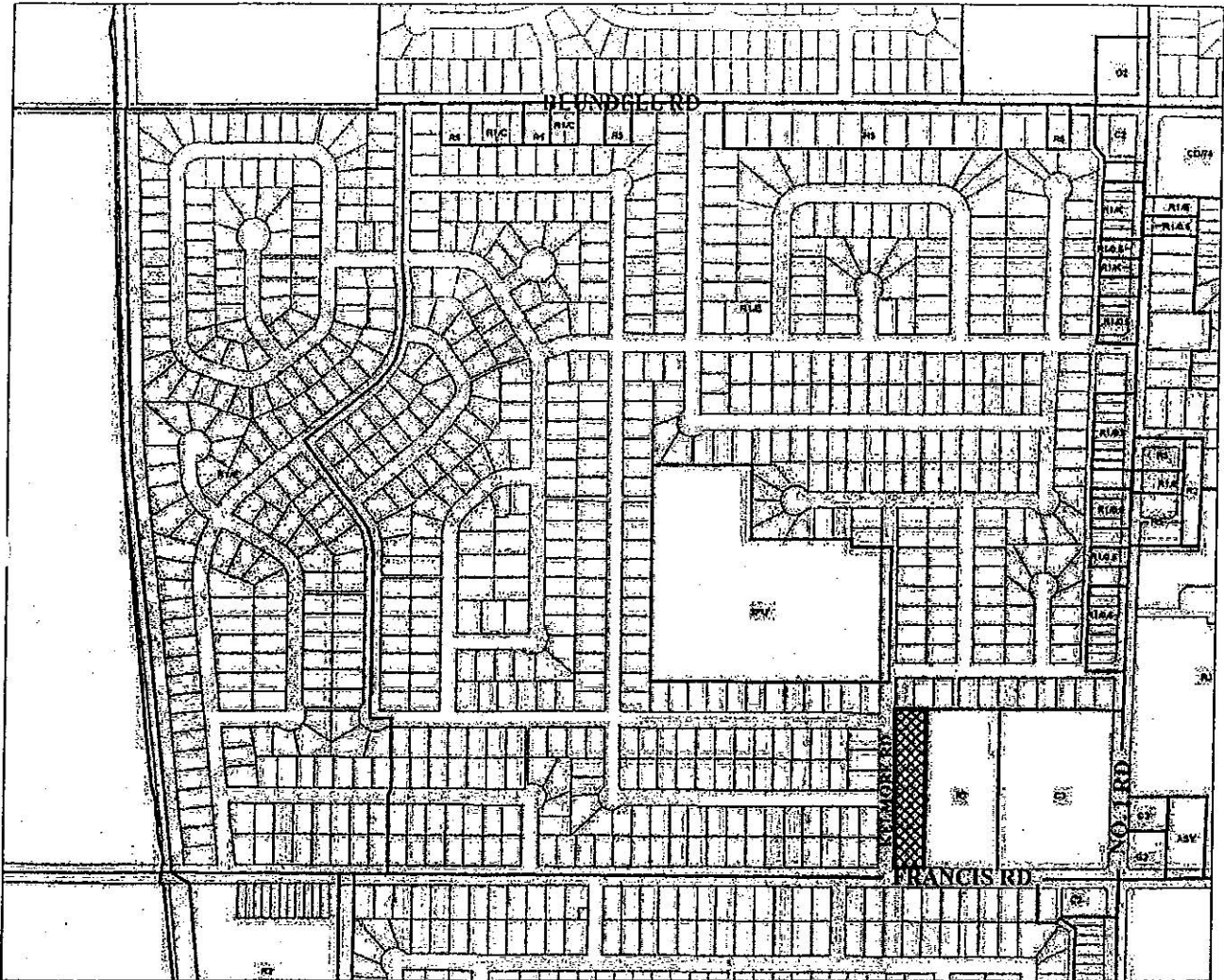
I strongly disagree with changing  
the lot sizes

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

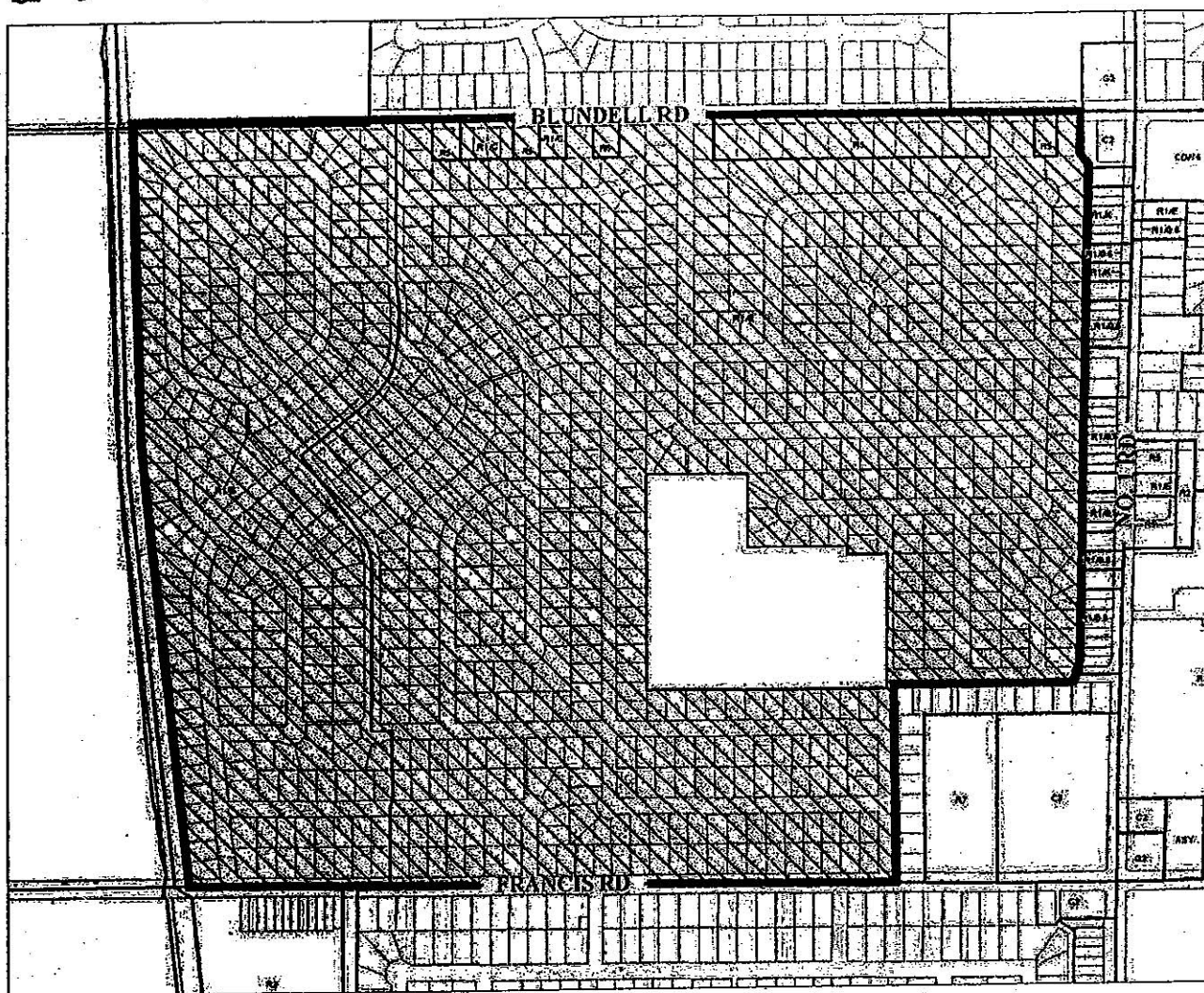
I strongly disagree with changing  
the lot sizes

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

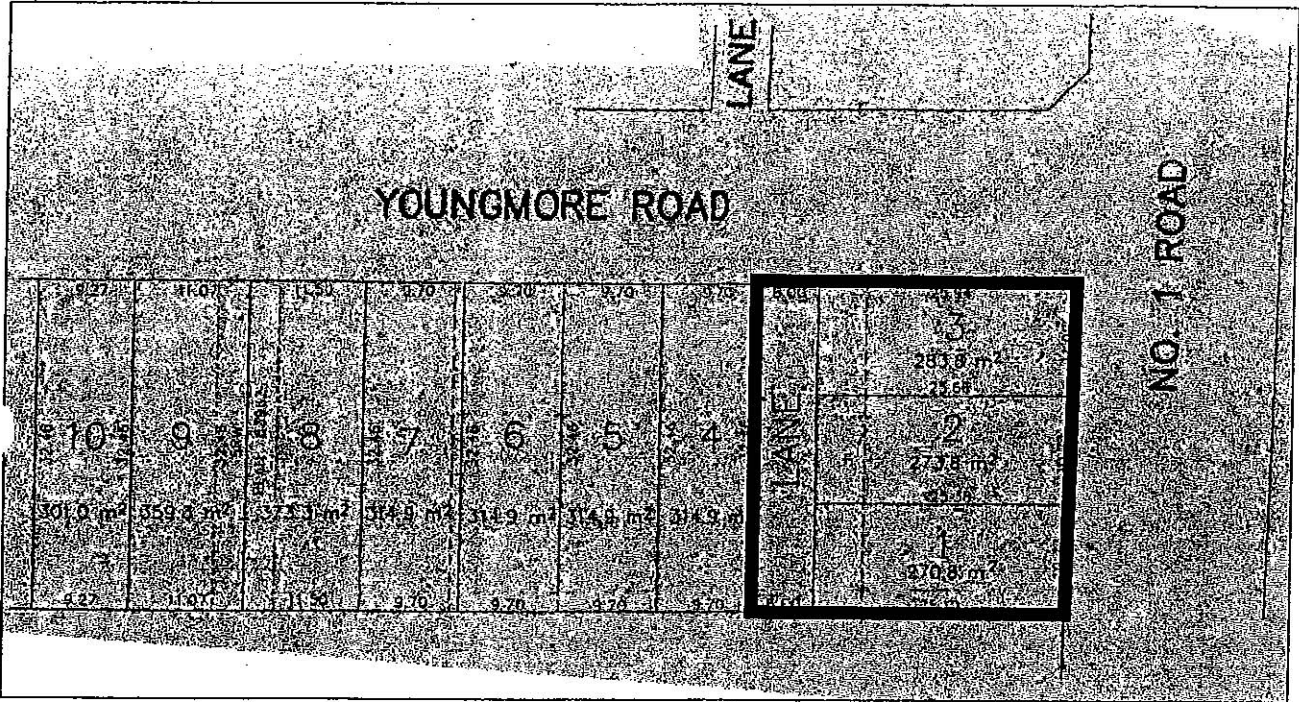
Strongly agree with NO changes  
to lot sizes



**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



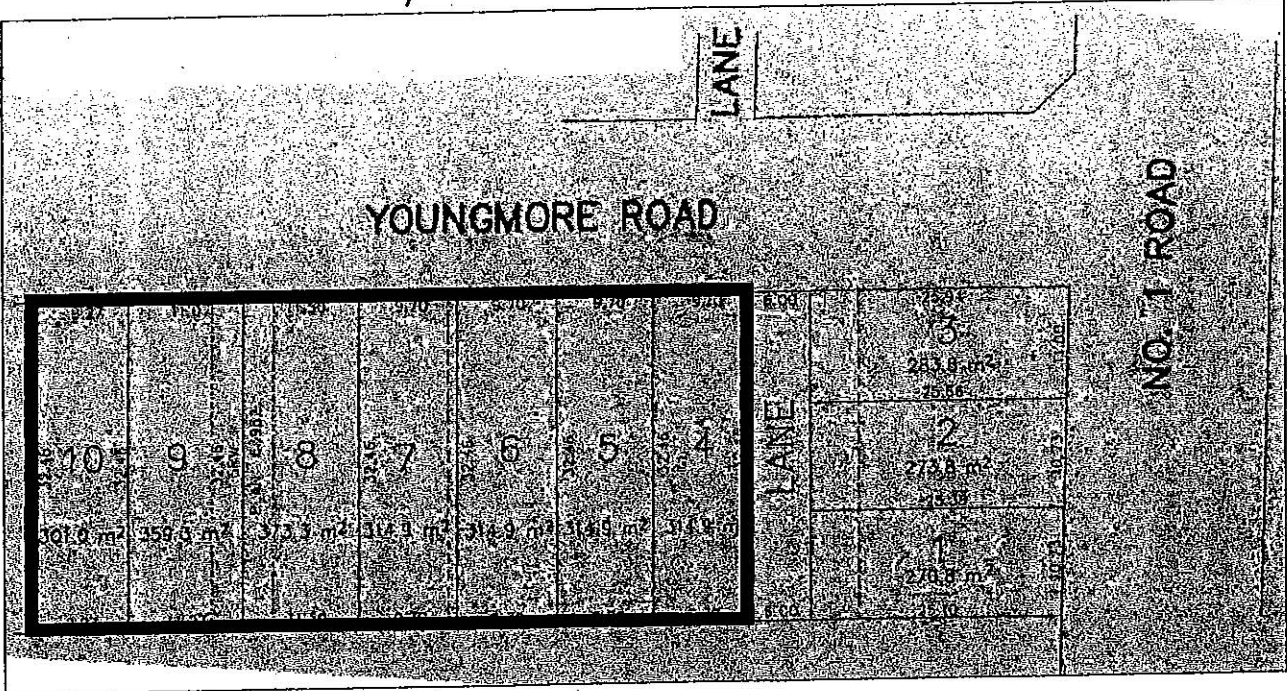
Comments

Strongly Disagree

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

Strongly Disagree

### 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: Dave Overhult Address in Study Area: 8540 Littlemore Place

Please indicate whether you are a;

☒ Property Owner

☒ Resident

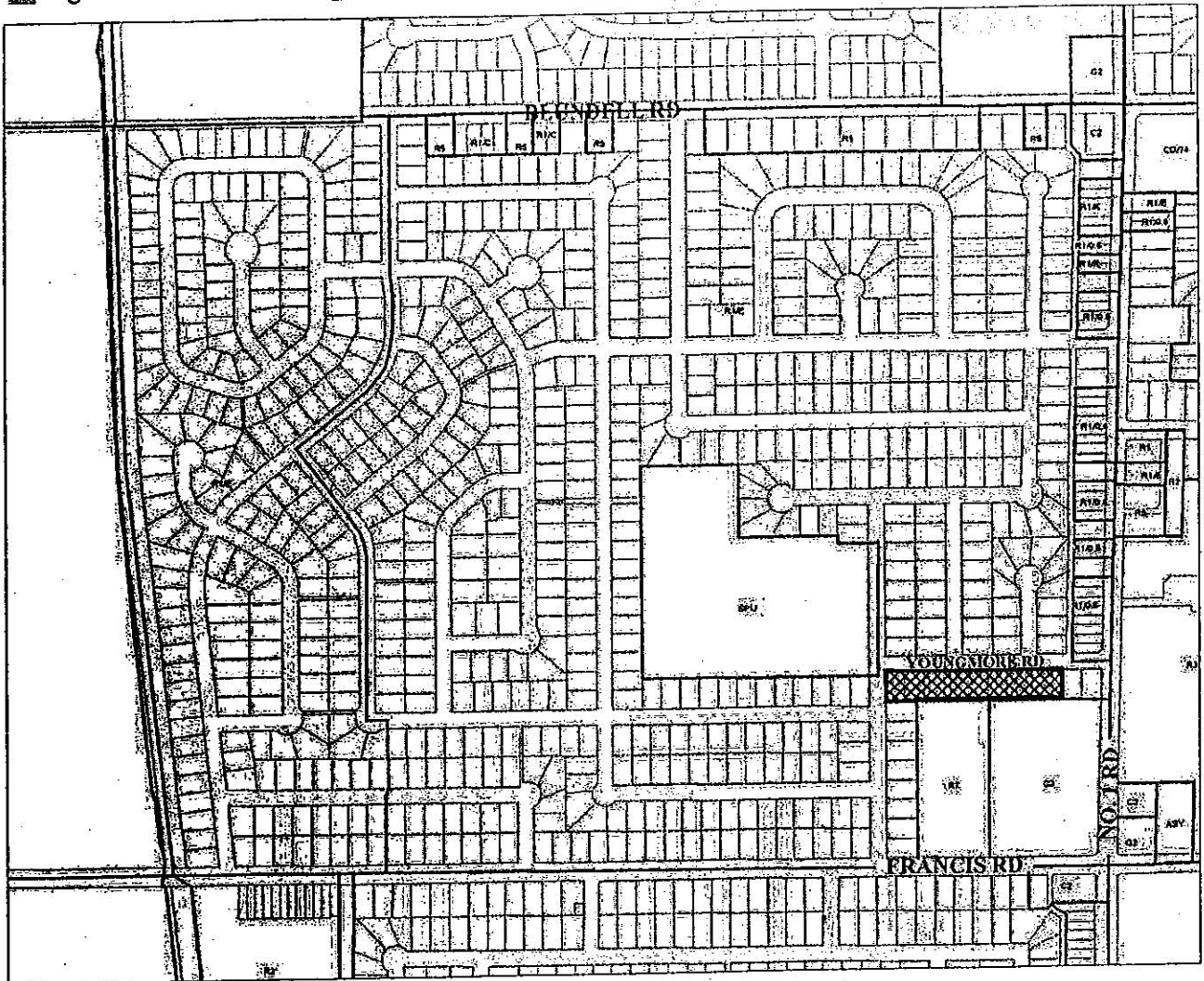
Please review each of the following questions and indicate your preferences in each of the following questions by placing an "X" in one of the following boxes.

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 lots should be kept as 1 house for each lot. The roads and new houses do not provide the parking needed for all the extra cars. Has anyone from the city ever looked into how the No 1 rd lots being divided has impacted the areas. ~~These~~ The houses on No 1 rd have to park on Youngmore or block the alley, where will they go when more houses are built on Youngmore. (probably down my street).

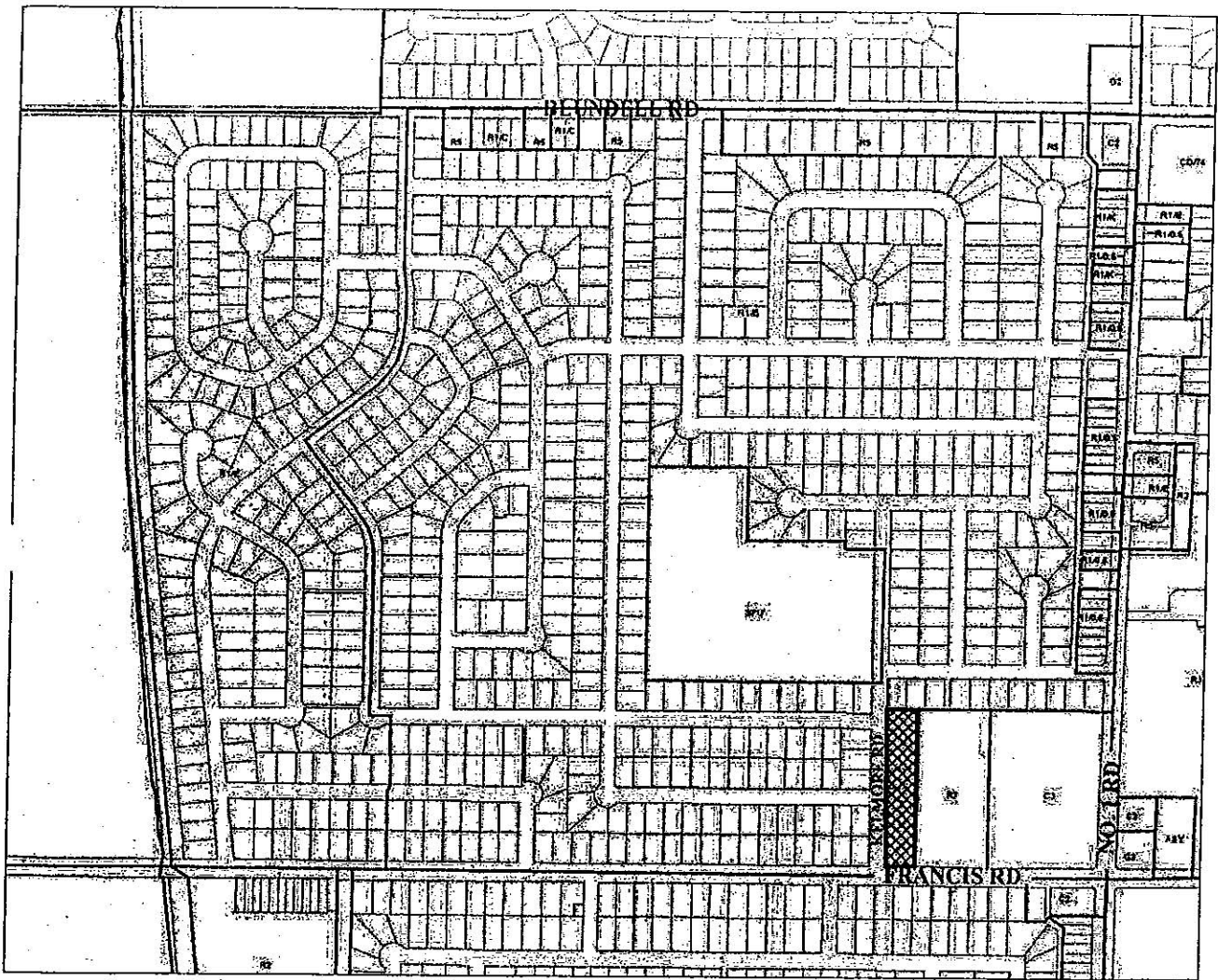


Question 2:

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

Are you going to take some of the land away from the houses on Kelmore to allow traffic to flow on this street. After the houses are built there could be no room for cars to travel in and out of the subdivisions and school.

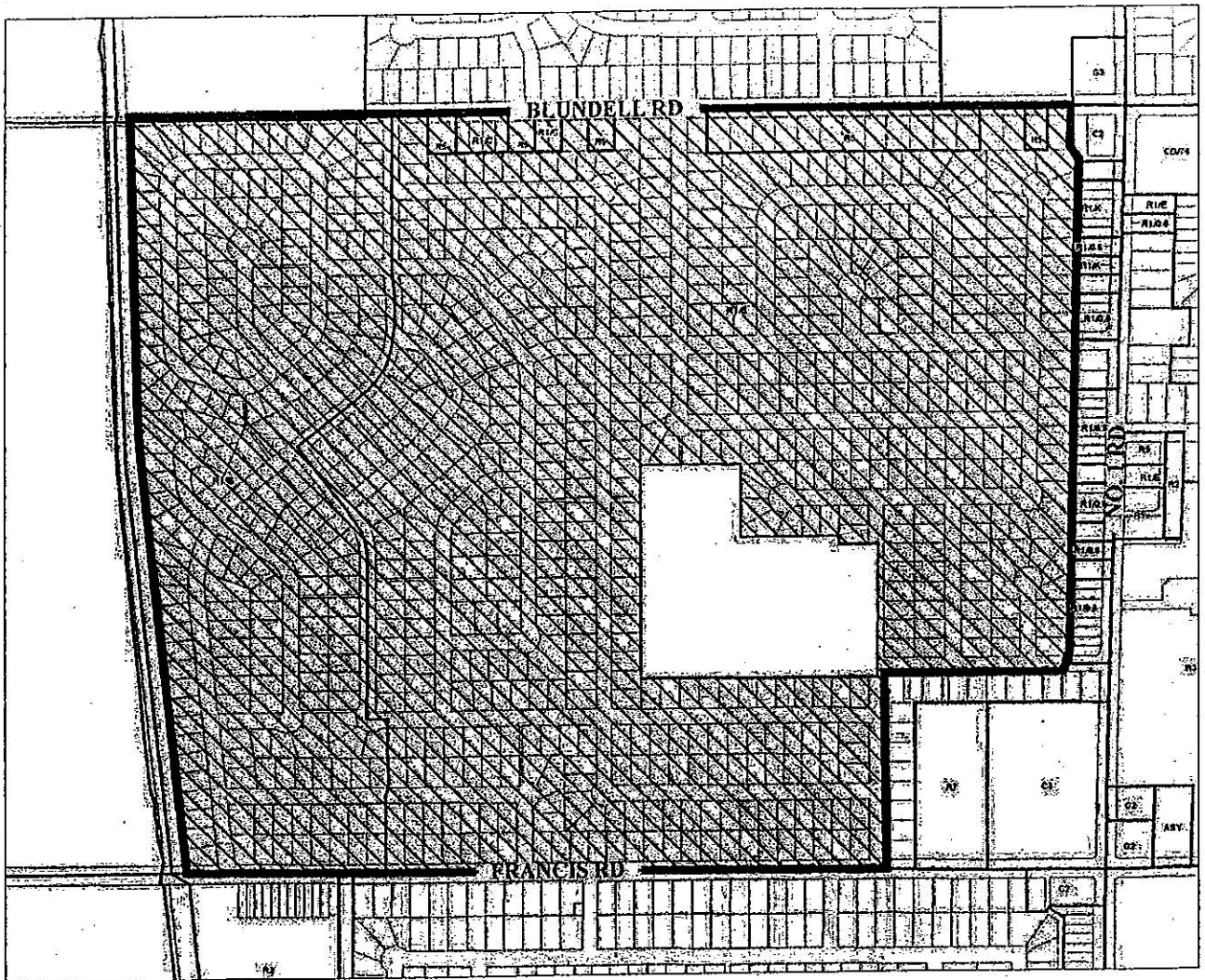


**Question 3:**

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**

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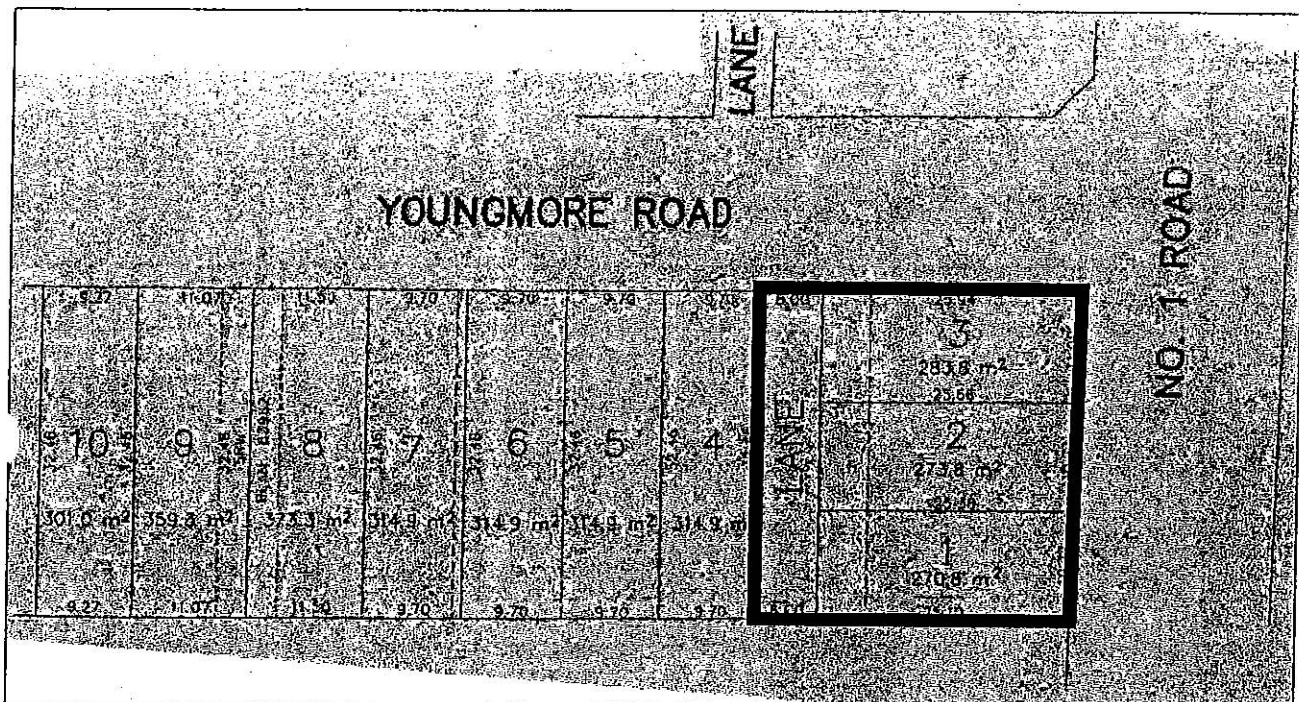
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#### Question 4:

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

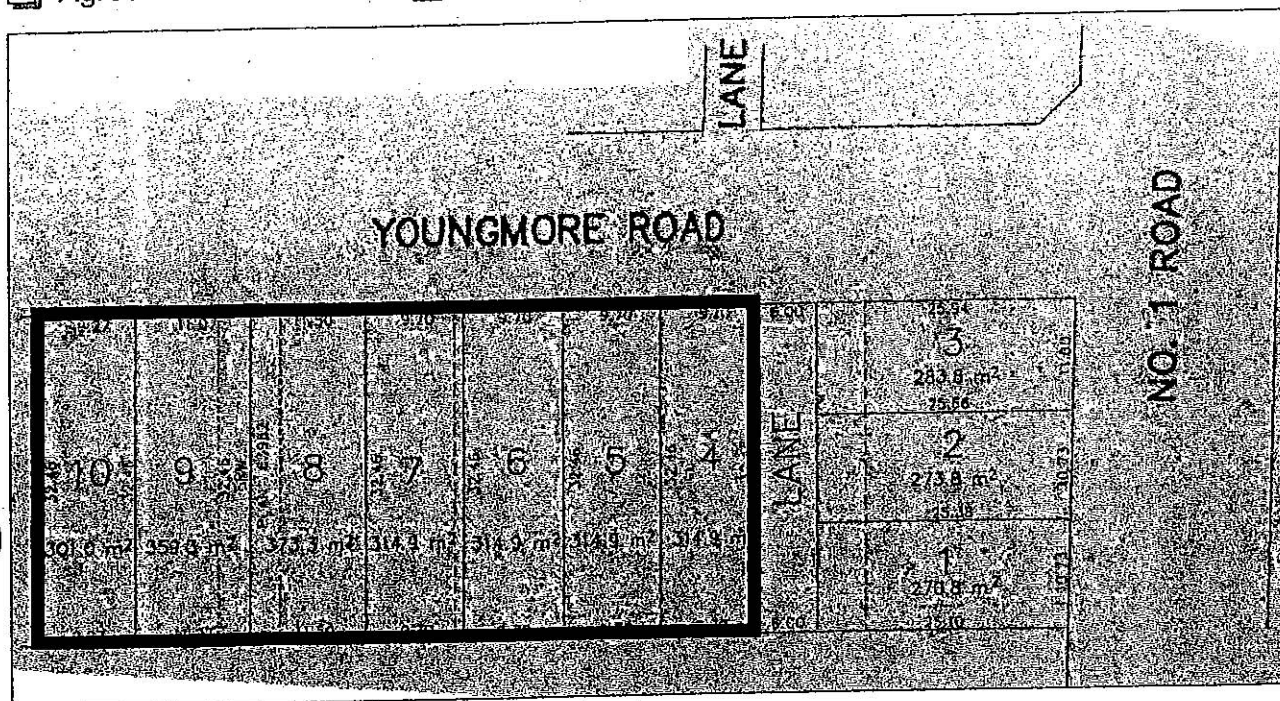
Where will these people park? If there is a bus stop, then the mall. I'm sure there will have parking in the rear, but probably not enough. If I look at the other houses on No 1 rd, they all double park in the Alley and move cars later - this would not be the case (i.e. the bus stop/mall). The lane does not line up with the existing lane in the picture, if this is ~~even~~ right, would this not cause a traffic/problem intersection. As it is now there are problem at No 1 and Youngmore.

**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**

~~New~~ New

- currently the houses on No 1 RD have lane access to a garage. How will these new house get to their garages - will they pull in and back out? And if they have garages that would mean less parking on the street (because of driveways) and this is already a problem now with the addition of the extra houses on No 1 RD. (and these people have to park and block the laneways already)

### Additional comments

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

IF YOU ALLOW THE CHANCES ON YOUNGMORE, WHAT  
PEOPLE DRIVING BY ARE TO SEE, IS A WALL OF  
GARAGE DOORS (IF THERE ARE GARAGES) <sup>AND</sup> OR PARKED  
CARS ALONG THIS STREET. THIS IS NOT  
STEVESTON, WHERE THE TRAFFIC IS LIGHT AND  
STREETS HAD TO BE BLOCKED OFF. PEOPLE ~~DRIVE~~ <sup>walk</sup>  
DOWN THIS STREET TO GET TO THE SCHOOL OR  
THEIR HOMES.

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